

TOWN OF WELLESLEY



MASSACHUSETTS

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

BOARD OF APPEAL

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

Petition of Greater Boston Realty, Inc.

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 8:35 p.m. on October 2, 1958 on the petition of Greater Boston Realty, Inc. requesting permission to erect a building on a parcel of land now owned by Antonio Lamberti, and located in an Administrative and Professional District, bounded and described as follows:

- Southwesterly by land of the Commonwealth of Mass. (Route 128) 352 feet more or less;
- Westerly by other land of the Commonwealth of Mass. 462.85 feet more or less;
- Northeasterly by land of the Commonwealth of Mass. 383.08 feet;
- Easterly and by land now or formerly by Western Real Estate Trustees 509.33 feet; containing 2.72 acres more or less.

Said building is to be leased to and used by Computer Controls Co., Inc. for professional or similar offices in accordance with the requirements of Section 6b 2 of the Zoning By-law.

The petitioner further requests that it be allowed to provide less space for the parking of motor vehicles than required by 6b 2 (d) of the Zoning By-law.

Statement of Facts

On September 22, 1958 the petitioner filed an application with this Board seeking permission for the above-mentioned use and thereafter due notice of the hearing was given by mailing and publication.

Thomas J. Carens, representing the petitioner at the hearing stated that the petitioner has a signed purchase agreement on the parcel of land involved comprising approximately 2.72 acres subject to the granting by this Board of the necessary special exception; the petitioner proposes to erect a building approximately 18,750 square feet on the property to be used by Computer Controls Co., Inc. Mr. Carens stated further that a letter had been written to Mr. Horace S. Estey, Superintendent of the Board of Public Works of the Town regarding the requirements of the Town on the matter of utilities, surface drainage and artificial sewage disposal at this site and certain proposals were made by the petitioner in connection with this request. A letter was received from Mr. Estey outlining his recommendations to the members of the Board of Public Works in regard to this matter.

Simon Scheff, representing Computer Controls Co., Inc. stated that the company involved is located at present at 92 Broad Street, Wellesley Hills; it is engaged in research, development, design, assembly and testing of digital electronic systems and components; Computer Controls Co., Inc. desires to lease the proposed building for its business which, in its opinion, is a

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professional use or similar to administrative, clerical or statistical, all of which are specifically permitted by Section 6b (2) of the Zoning By-law; and that approximately 125 persons would be employed with approximately fifty of these as trained engineers or on an executive level.

Benjamin Kissell, also representing Computer Controls, Co., Inc., explained in detail the function of the company with respect to its designing and production.

A plan showing the parcel of land involved, drawn by Everett M. Brooks Co., Civil Engineers, dated February, 1952 together with an elevation of the building, exterior materials, provisions for parking, interior roads and drainage.

Howard W. Bolles, 10 Willow Street and Samuel Sicchio, Glenwood Avenue, both spoke in favor of the petition.

Mrs. Carroll Hunnewell questioned the manner in which the property would be drained.

Jean Wilcutt, Cottage Street opposed the granting of the requested petition.

The Planning Board submitted a report on the assumption that all procedural requirements had been met and made recommendations for parking, storm drainage and sanitary sewer and utilities.

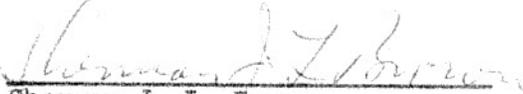
Conclusion

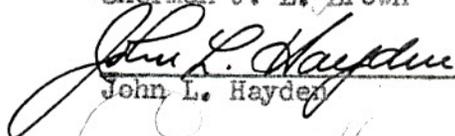
This is a petition for permission to construct a professional office building and laboratory on approximately 2.72 acres of land at the junction of Worcester Street (Route 9) and Route 128 and for a special exception from the provisions of paragraph (d) of said Section 6b 2. The land is located within an Administrative and Professional District.

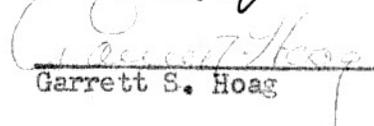
The Board has made a careful study of all the facts submitted. While the petitioner has made an effort to obtain from the Town of Wellesley, Department of Public Works information regarding drainage, sewage disposal and public utilities, the information furnished does not satisfy us that adequate provision therefore has been made.

In view of the above, it is unnecessary for us to decide whether the proposed use is authorized by the Section of the Zoning By-law under which the petition was brought.

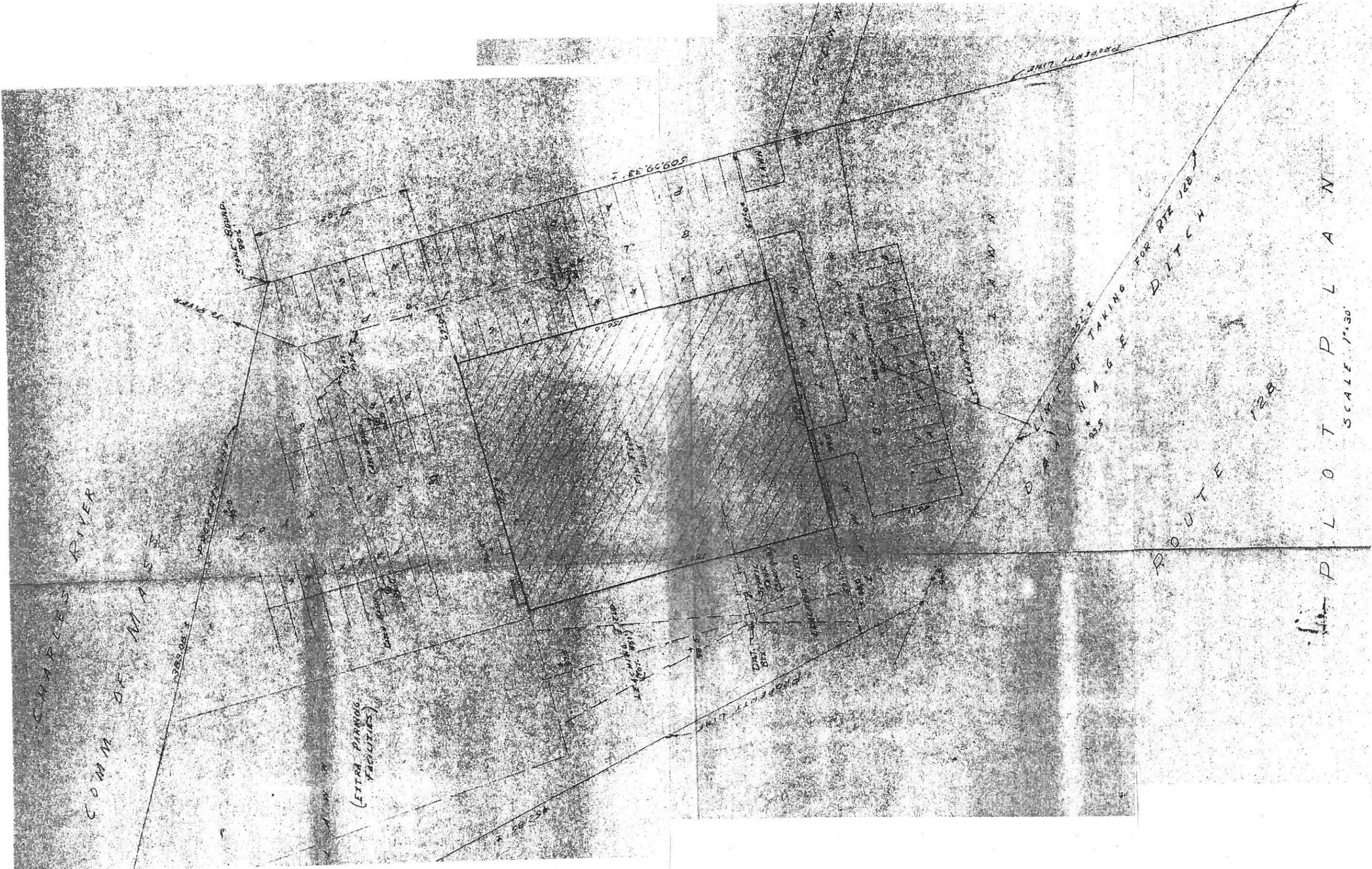
Accordingly, the petition is denied without prejudice.


Sherman J. L. Brown


John L. Hayden


Garrett S. Hoag

Filed with Town Clerk 1/16/59



CHAMPLAIN RIVER
COMM ON MASS

STATE BOUND

EXTRA PARKING FACILITIES

T. 22254

T. 22254

PROPERTY LINE

PROPERTY LINE

LIMIT OF TAKING FOR RTE 125
N.A.G.E. DITCH

ROUTE 125

LOT PLAN

SCALE 1"=30'