

TOWN OF WELLESLEY



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WELLESLEY, MASS.

67-11

BOARD OF APPEAL

1967 MAY 1 AM 11:06

RICHARD O. ALDRICH
DANA T. LOWELL
F. LESTER FRASER

KATHARINE E. TOY, CLERK
TELEPHONE
235-1864

Petition of New England Telephone and Telegraph Company

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:30 p.m. on February 23, 1967, on the petition of the New England Telephone and Telegraph Company requesting a special exception from the terms of Section XXI of the Zoning By-law which requires that in a Business "A" District two square feet of facilities for parking of motor vehicles be provided for each square foot of area occupied by a business building. The parking area under consideration is to be in conjunction with a one-story building addition to the rear of the existing automatic dial telephone exchange at 11 Laurel Avenue.

On January 19, 1967, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

William D. Sommers, Real Estate Engineer for the New England Telephone and Telegraph Company, represented the petitioner at the hearing.

The following parties spoke in opposition to the granting of the request: Henry D. White, attorney representing W. Leslie Bendslev, owner of properties at 398 Washington Street and 380-384 Washington Street, Elmer Jones, 17 Laurel Avenue, Allan Brackett, representing Babson Reports, Inc., 17 Prescott Street, Walter Arnold, 10 Laurel Terrace, and George M. Skelly, Jr., 4 Laurel Terrace. These objectors alleged that there was

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presently an insufficient amount of parking space provided by the petitioner for its employees resulting in on-street parking on Laurel Avenue with resultant traffic congestion. They suggested that the proposed addition would create additional congestion in the area and would prove detrimental to surrounding properties.

Letters opposing the granting of the request were received from Mrs. Kenneth Lloyd, 12 Laurel Terrace, and Walter G. Arnold, Jr., 10 Laurel Terrace.

The Board of Selectmen submitted a letter in which it requested that a curbing be provided from the new building addition along the southeasterly property line to the proposed retaining wall at the south corner of the lot in order to prevent any surface water from draining onto Town-owned land.

The Planning Board offered no objection to the request in its report.

Statement of Facts

The property involved, which contains 17,450 square feet, is located within a Business "A" District with respect to which Section XXI of the Zoning By-Law requires that an off-street parking area of at least two square feet be provided for each square foot of area occupied by the building. The existing building on the property, which was constructed in 1955, covers an area of 6,312 square feet, with a parking area presently provided of 7,020 square feet. Prior to construction of the building, the Board of Appeal granted an exception to the petitioner to erect the building with less than the required parking area after it found that the proposed building would not prove detrimental to the neighborhood and

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that the exception could be granted without substantially derogating from the intent and purpose of the by-law because of the limited number of employees to occupy the building.

The petitioner now seeks permission to construct a one-story addition, 33' x 90'11", at the rear of the existing building, in order to provide space for the installation of additional automatic telephone equipment alleged to be necessary in order to provide adequate service to customers and thus serve the public interest. As a result of the proposed addition, the existing parking area would be reduced. It was stated that there are seven permanent employees now assigned to the building involved and that this number may be gradually increased to ten over the next ten years. Provision is to be made for parking of five vehicles with a proper driveway between the five parking spaces and the rear of the building.

It was pointed out that Wellesley area has grown both residentially and commercially since the building was erected, requiring substantially more telephone facilities. In 1957 provision was made for 7,716 subscribers with service and currently there are 11,821 subscribers with telephone service from this exchange. It is expected that the existing equipment will be filled to capacity (12,330 subscriber lines) by October 1968 and therefore additional space for equipment must be made available during 1967.

In 1955, the petitioner advised the Board of Appeal that five or six employees would be assigned as a regular operating force. This force is now seven plus two temporary personnel who joined the group within the past few months. Three men may be added over a ten-year period.

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It is proposed to remove the banking at the rear of the lot and to install a reinforced concrete retaining wall along the entire rear property line. When this work is completed the building will occupy approximately 9,300 square feet and the parking area will be reduced to approximately 2,900 square feet, the remaining area to be devoted to an access driveway and lawn area. It was claimed by the petitioner that five parking spaces plus a driving area would adequately take care of a force of from seven to ten employees which is anticipated during the next ten years, and that literal enforcement of the Zoning By-law would involve substantial hardship to the petitioner.

The Board requested that the petitioner endeavour to acquire additional parking space which would more adequately accommodate the probable number of cars to be parked at the location involved. Subsequent to the hearing, the petitioner submitted for the Board's consideration a plan showing provision for additional parking facilities at its exchange building on Forest Street, accompanied by a letter indicating that these facilities would be reserved for the exclusive use of employees assigned to the Laurel Avenue building and that the petitioner would be diligent in its efforts to have its employees use the assigned parking spaces and refrain from parking their automobiles on Laurel Avenue. The plan showed parking space provisions for five vehicles on the northerly side of the petitioner's building on Forest Street, which is approximately one block from Laurel Avenue and a reasonable walking distance by public way between the two buildings. The addition of these five spaces would provide a total of ten off-street parking spaces for the use of the Laurel Avenue employees.

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Decision

The Board has reviewed the facts stated to be pertinent in this case and its members have viewed the locus. Upon consideration thereof, and after a public hearing, the Board is of the opinion a literal enforcement of those provisions of Section XXI of the By-law applicable to this location would cause a substantial hardship to the petitioner, a public service corporation, and that in view of the use to which the present building and the proposed addition thereto will be put the proposed provisions for off-street parking, although constituting a lesser parking area than that prescribed by Section XXI, will accommodate the motor vehicles of all persons using the building except under unusual circumstances.

The Board, therefore, finds that sufficient reasons exist for determining that a literal enforcement of the by-law would cause a substantial hardship to the petitioner, and that the requested exception can be granted without substantially derogating from the intent and purpose of Section XXI thereof and without substantial detriment to the public good.

Accordingly, the Inspector of Buildings is hereby authorized to issue a permit for the proposed addition in accordance with the plan submitted and on file with this Board subject to the following conditions:

1. That a curbing shall be provided from the new building addition along the southeasterly property line to the proposed retaining wall at the south corner of the lot.
2. That a retaining wall shall be built in accordance with the plan submitted and on file with this Board.
3. That off-street parking shall be provided for at least ten employees, as shown on the plans submitted and on file with this Board; namely,

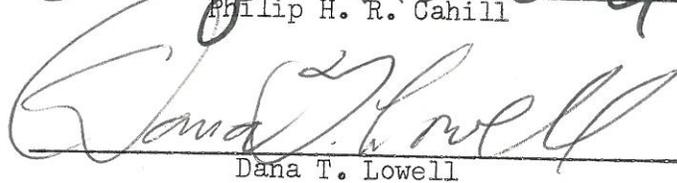
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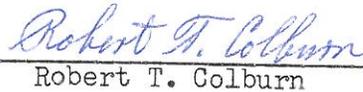
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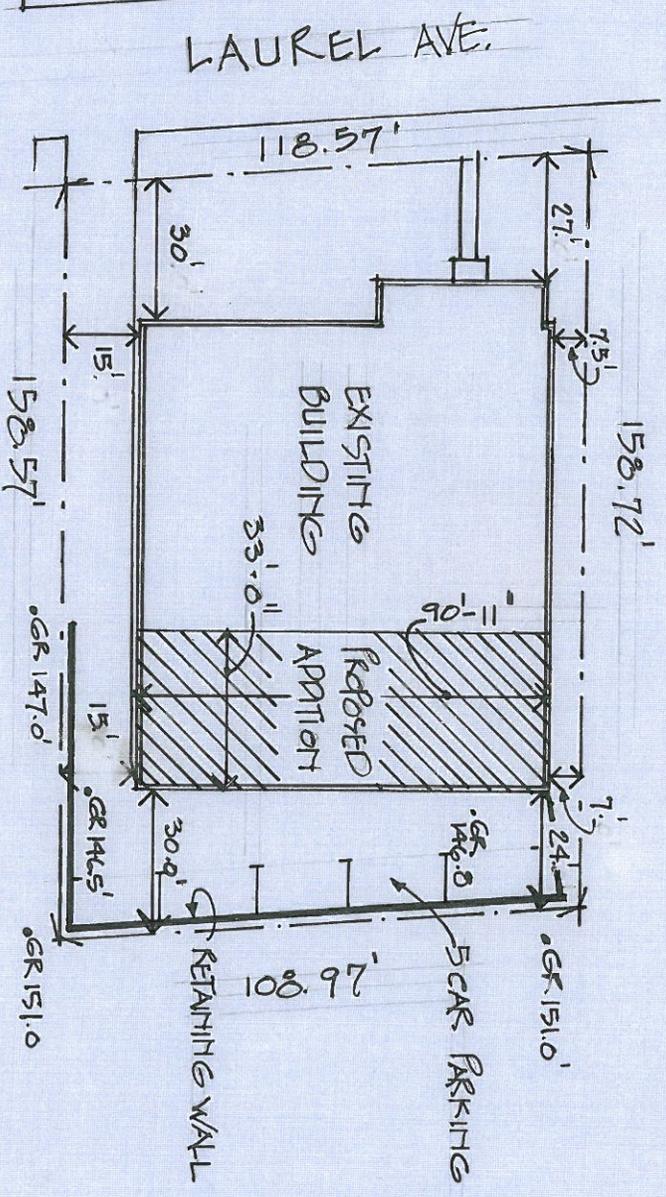
provision for at least five cars at the rear of the building at 11 Laurel Avenue, as shown on a plan on file with the Board entitled "Proposed Addition to the Wellesley Telephone Building, Laurel Street, Wellesley, Mass.", and provision for at least five additional cars on the northerly side of the petitioner's building on Forest Street, as shown on a plan on file with the Board entitled "New England Telephone & Telegraph Company Plot Plan - District Office & Test Center, Wellesley, Mass."


Philip H. R. Cahill


Dana T. Lowell


Robert T. Colburn

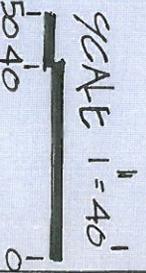
FORMERLY COMMONWEALTH OF MASSACHUSETTS
 PRESENTLY TOWN OF WELLESLEY PROPERTY



BENDSLEY PROPERTY

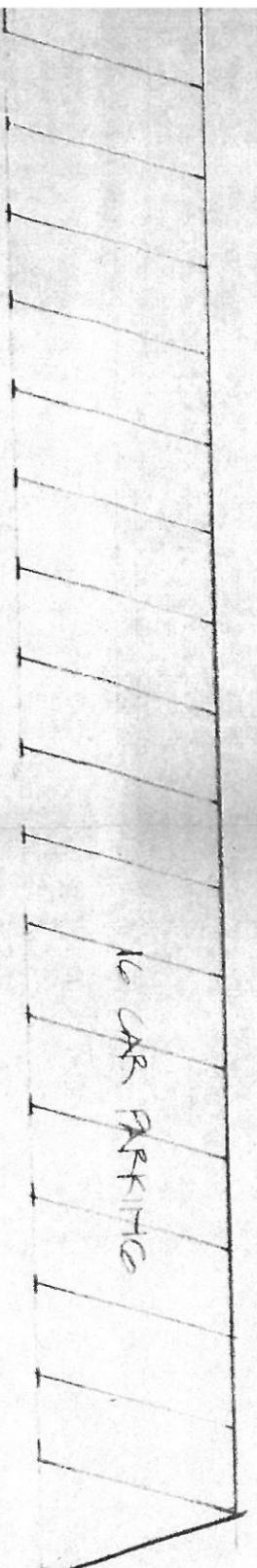
I CERTIFY THE ABOVE WORK
 CAN BE ACCOMPLISHED AS SHOWN

Ronald P. Doherty

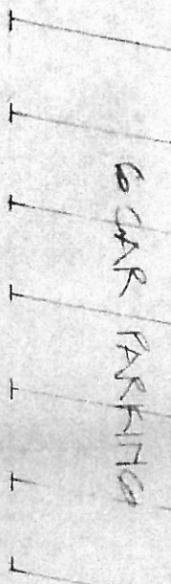
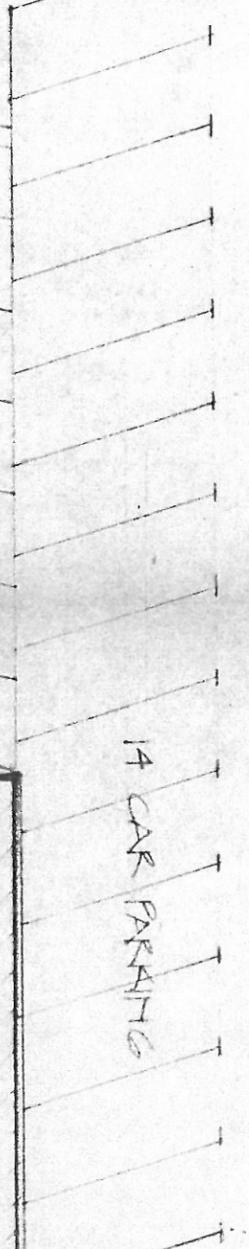


JANUARY 19, 1967

PROPOSED ADDITION TO THE WELLESLEY TELEPHONE BUILDING
LAUREL ST, WELLESLEY, MASSACHUSETTS
 SMITH, SKELLY & DOHERTY ARCHITECTS

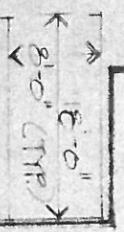


EXIST'G PARKING LAYOUT FOR 40 CARS

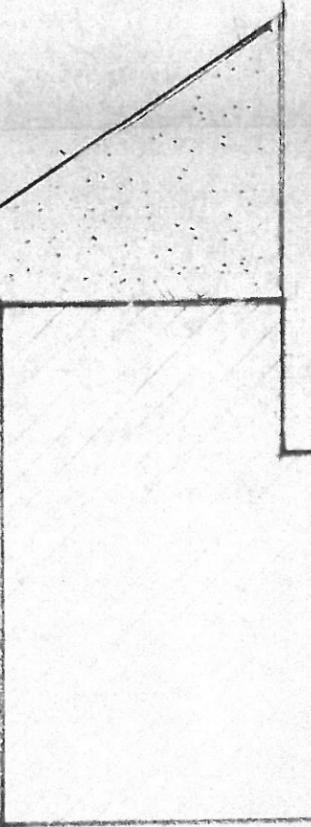


SKATY AVE

4 CAR PARKING



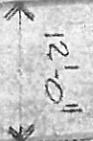
EXISTING DRIVE



FOREST STREET

EXIST'G TREE

NEW DRIVEWAY



5 CAR PARKING



EXIST'G PROPERTY

POSTED WORK AS SHOWN
Gerald R. DeLong

NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY

PLANT - DISTRICT OFFICE & TEST CENTER, WELLESLEY

ARCHITECTS

SCALE:

1/6" = 1'-0"

19 JAN 1967

54 CA