

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH
DANA T. LOWELL
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KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Town of Wellesley

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 8:40 p.m. on June 22, 1967, upon the application of the Town of Wellesley for a variance which would allow the erection of the remaining portions of an equipment storage shed on land of the Town of Wellesley, formerly of the Metropolitan District Commission (Cochituate Aqueduct), and now under the control of the Board of Selectmen, and located off Woodlawn Avenue. Said variance was requested under the provisions of Chapter 40A, Section 4 and 15 of the General Laws.

On May 26, 1967, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

James A. Morton, member of the Board of Public Works, spoke in support of the request.

Statement of Facts

The property involved is located within a Single-residence District, a district in which the proposed use of the property is not permitted under Section II of the Zoning By-law unless a variance is granted by the Board of Appeal. The site is on the easterly side of the Public Works' operational area and on land formerly used as the Cochituate Aqueduct.

The petitioner seeks permission to construct the remaining portions of an equipment storage shed which ultimately will be approximately 30' x 300' when it is completed. In 1966 the Board of Appeal granted permission for the first section of the shed to be constructed and this has been completed. Since its completion, it has provided exactly the type of storage needed for the seasonal type of equipment and the site has proved to be ideal being well placed for purposes of the Highway Division, and in such a location screened from the adjacent residences. The remaining sections of the shed will be constructed of corrugated steel, with steel framing and placed on footings, similar to the existing shed. It was pointed out that the proposed sections of the shed, if built, will provide an ever increasing amount of service to the Town with an equal increase in efficiency.

A plot plan drawn by John E. Bezanson, Town Engineer, dated May 4, 1967, together with a view of the proposed building completed were submitted.

Decision

In the opinion of this Board there is a real need for the construction of the remaining sections of the equipment shed which will provide added protection for the Highway equipment against the elements and increase the efficiency of the Department and service to the Town.

The Public Works Department has been in operation at the location involved for many years, and it is the feeling of this Board that although the volume of equipment and the operations of the Department have increased considerably during the past few years, the conditions in the area have consistently improved and the proposed remaining sections of the shed should provide further improvement. It is the further feeling of the Board that the proposed sections in the location requested will not depreciate the value of surrounding properties or prove detrimental to the neighborhood. The non-residential activities have so encroached on the area in question that this particular land, in the opinion of the Board, can no longer be used for residential purposes.

The Board unanimously finds, therefore, under the provisions of Chapter 40A, Section 15, of the General Laws that because of conditions affecting the land in question but not affecting generally the Zoning District a literal enforcement of Section II of the Zoning By-law would involve substantial hardship to the petitioner and that the requested variance can be granted without substantially derogating from the intent and purpose of said section and without substantial detriment to the public good.

Accordingly, the Inspector of Buildings is hereby directed to issue a permit for the remaining sections of the equipment shed to be located on the lot as shown on the plan submitted and on file with this Board, drawn by John E. Bezanon, Town Engineer, dated May 4, 1967.

RECEIVED
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 WELLESLEY, MASS.
 MAY 10 11:30 AM '67

Richard C. Aldrich
 Richard C. Aldrich

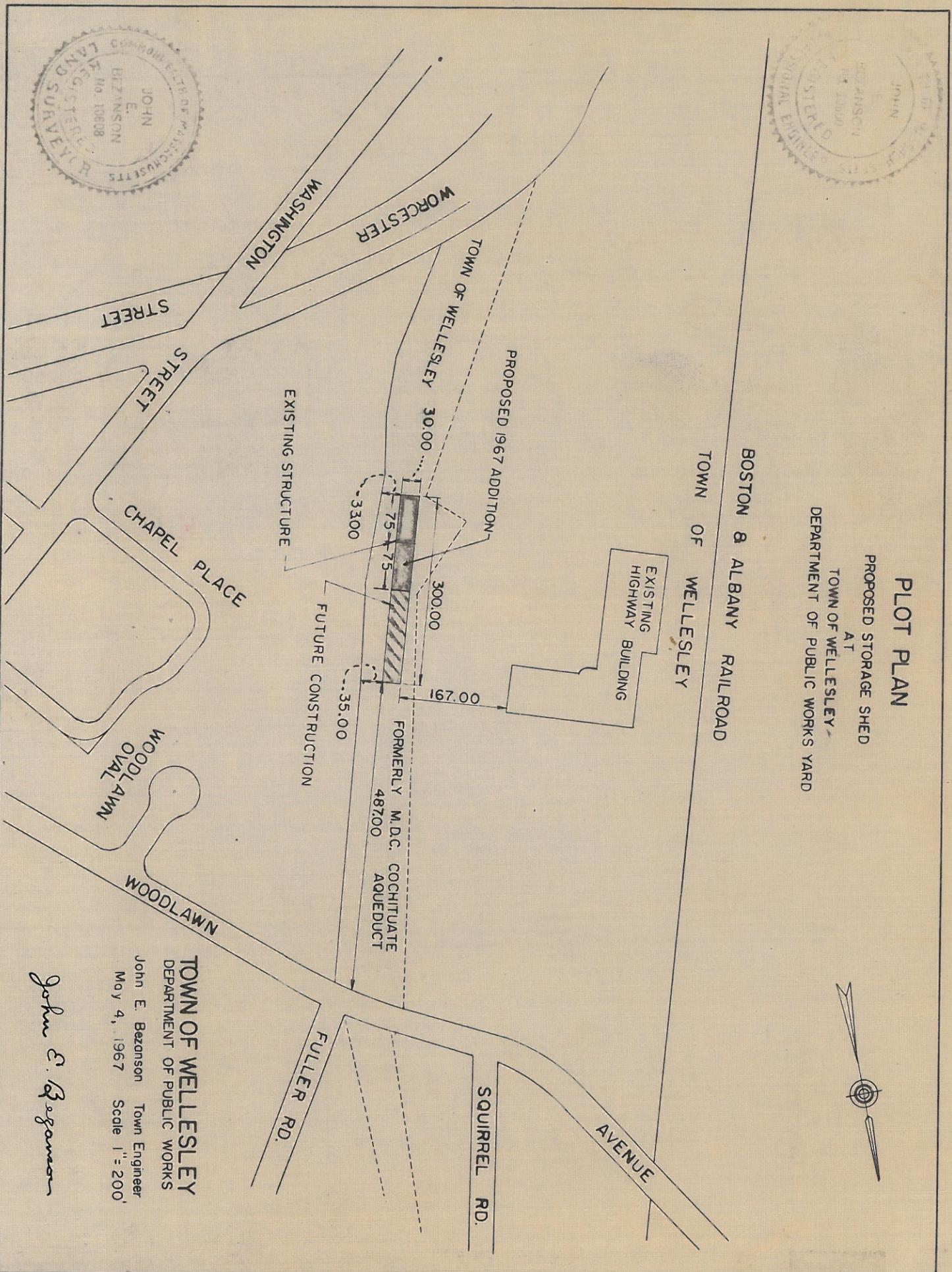
Dana T. Lowell
 Dana T. Lowell

F. Lester Fraser
 F. Lester Fraser

Filed with Town Clerk _____



PLOT PLAN
 PROPOSED STORAGE SHED
 AT
 TOWN OF WELLESLEY
 DEPARTMENT OF PUBLIC WORKS YARD



TOWN OF WELLESLEY
 DEPARTMENT OF PUBLIC WORKS
 John E. Bezanon Town Engineer
 May 4, 1967 Scale 1" = 200'

John E. Bezanon