

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

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 special permit to construct a Municipal Light Plant on Town-owned land adjacent to the Utility garage at 455 Worcester Street, for the purpose of supplying the Town with electricity, as provided under the provisions of Section II (10) as it applies to Section XI (1) of the Zoning By-law.

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.

Everett R. Kennedy, Superintendent of the Board of Public Works, explained the urgency and need for the proposed electric substation.

Statement of Facts

The portion of the lot in which the proposed electric substation is to be located is within a Business District, however a special permit is required from the Board of Appeal before a building permit may be issued for same.

The petitioner seeks permission to replace the existing substation, Station 41, by constructing a completely new substation with a capacity of 15,000 KVA in the summer and 20,000 KVA in winter, 13800 - 4160 volts. The new station would house all switchgear internally with only the transformers being located on the exterior of the building, within a totally enclosed yard. The building would be 32'4" x 76'10" and would be designed for future expansion for anticipated load growth. No discernable noise would be created by this installation.

In early 1965, the management of the Municipal Light Plant engaged the consultant firm of Jackson & Moreland of Boston to determine the capabilities of the primary distribution system for future load growth and the adequacies of the associated substation equipment. Among the recommendations in its report was that the major portions of switchgear and some regulators at Station 41 be replaced by 1967. Not only was it found that the equipment is of ancient design but a portion of it has inadequate short circuit capacity under present operating procedures.

After further study by the Department of Public Works, it was decided to construct an entirely new substation rather than to relocate and renovate Station 41. It was felt that the new construction would provide for potential expansion, and would eliminate some of the possible hazards which might occur if the existing station were to be renovated.

A plot plan drawn by John E. Bezanson, Town Engineer, dated May 26, 1967, was submitted which showed the location of the proposed substation as well as the other buildings on the property.

Decision

From the evidence submitted to this Board, it is apparent that there is a need for the proposed Municipal electric substation and the proposed location appears to be the most beneficial to the Town. The Board has viewed the locus and has made a further study of all the facts in the case, and is of the unanimous opinion 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 is authorized 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 condition:

1. That a security fence at least ten feet in height shall be erected as shown on the plan submitted and on file with this Board, drawn by John E. Bezanson, Town Engineer, dated May 26, 1967.

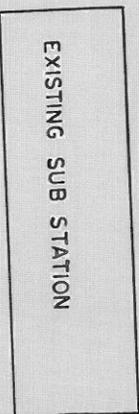
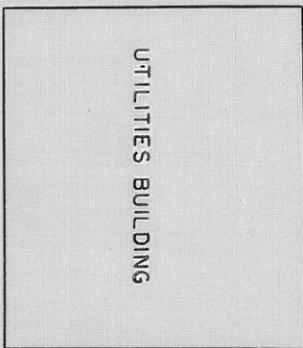
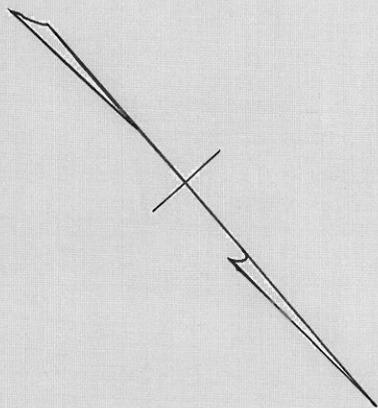
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*F. Lester Fraser*  
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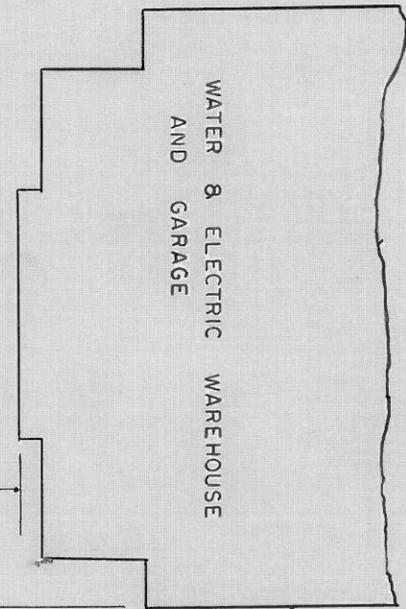
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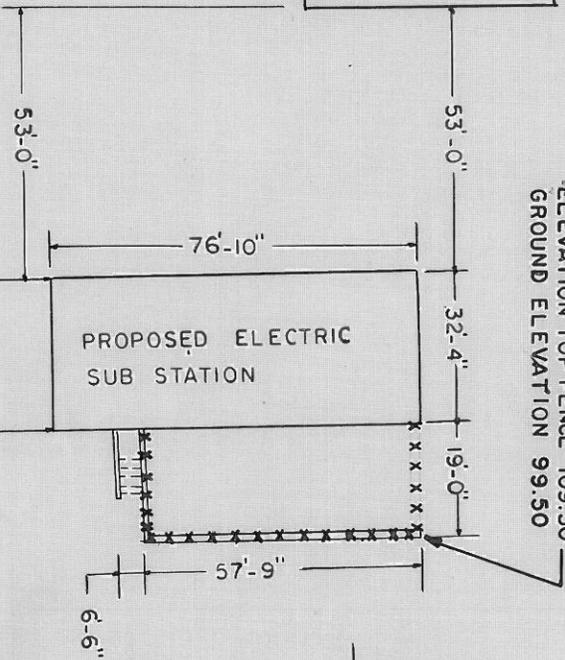


WORCESTER STREET

TOWN OF WELLESLEY  
MUNICIPAL LIGHT PLANT



32'-0"



PROPOSED CHAIN LINK FENCE  
ELEVATION TOP FENCE 109.50  
GROUND ELEVATION 99.50

139'-0"

153'-0"

TOWN OF WELLESLEY  
COCHITUATE AQUEDUCT

TOWN OF WELLESLEY  
DEPARTMENT OF PUBLIC WORKS  
MAY 26, 1967 SCALE: 1" = 40'  
RELOCATION - ELECTRIC SUB STATION NO. 41  
455 WORCESTER STREET

*John E. Bezanon*