



## BOARD OF APPEAL

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KATHARINE E. TOY  
Administrative Secretary  
Telephone  
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Petition of Wellesley Office Park Associates

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 August 22, 1974, on the petition of Wellesley Office Park Associates, requesting permission to amend in some details the prior permits granted by the Board of Appeal and to obtain permission to construct a shelter for switchgear equipment next to Building V, 20 William Street, within an Administrative and Professional District.

The petitioner further requested permission to erect a guard building to be located near the entrance to Building II, 60 William Street, less than the required fifty feet to the street and less than thirty feet from the property line. Said approvals and exceptions were sought under the provisions of Section IX, and the provisions of Section IIIA 2 (k) (3) of the Zoning By-law.

Robert Brannen, Architect, spoke in support of the request at the hearing.

Statement of Facts

The property involved is located within an Administrative and Professional District. There are six office buildings completed and occupied in the park and one under construction. Five of these and the one under construction are owned by the petitioner, and the remaining building is owned by an insurance company.

It is the desire of the petitioner to buy secondary service from the Town rather than primary service, and in this connection, approval of the expanded electrical service is requested. All of the transformers will be removed so that Wellesley Office Park will own and be responsible for the equipment. It is proposed to construct a shelter for switchgear equipment next to Building V and conduit work to the existing transformer. The shelter, if built, will be 17 feet long, 10 feet high and approximately 4 feet in depth, and will be approximately 77 feet from the nearest property boundary line along William Street. The transformer is underground and additional conduit and wiring will be installed to interconnect the new system within the office park.

The petitioner further requests permission to erect a guard building, 4' x 7' and 8' high, to be located near the entrance of Building II, 60 William Street, closer than fifty feet to the street and closer than thirty feet from the property line.

Decision

The Board has examined the plans submitted and has taken a view of the locus. In the opinion of this Board the requested approval of the

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expanded electrical service as shown on Plan L-1A, dated July 11, 1974, drawn by Homer K. Dodge and on Plans E-1 and E-2, dated November 26, 1973, revised May 29, 1974, by Fred Nichols, Inc., Consulting Engineers, and on file with this Board, may be granted.

It is the further opinion of this Board that permission may be granted to construct a guard building as shown on a plan by Jung/Brannen Associated, dated April 26, 1974, and on file with this Board.

The Board feels that there is a real need for both the proposed expanded service as well as the desired guard building and that a literal enforcement of the Zoning By-law would cause a substantial hardship and that literal compliance is impractical because of factors peculiar to the lot involved not generally affecting the zoning district in which it is located.

Accordingly, the petitioner's requests are granted and the Inspector of Buildings is authorized to issue the necessary permits in accordance with the plans submitted and on file with this Board.

*Henry A. Thayer*  
Henry A. Thayer

*William O. Hewett*  
William O. Hewett

*Franklin F. Parker*  
Franklin F. Parker

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