74-37

74-39

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

THEODORE C. MERLO
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
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 8:35 p.m. on October 24, 1974, on the application of the Town of Wellesley, requesting a variance which will allow the erection of a gas and diesel oil storage dispensing and metering system on land of the Town of Wellesley, located on the southerly side of the Highway-Park operational area, off Woodlawn Avenue, pursuant to the provisions of Chapter 40A, Section 4 and 15, of the General Laws.

On September 11, 1974, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

John E. Bezanson, Assistant Director and Town Engineer, spoke in support of the request.

Alan A. Winslow, 50 Woodlawn Avenue, stated that he had no opposition to the granting of the request providing the access and exit to and from the tanks is restricted to Route 9, and not by way of Woodlawn Avenue.

A letter was received from Frank E. O'Donnell, 42 Woodlawn Avenue, in which he stated that he would object to the request if the extra trucking of oil is permitted on Woodlawn Avenue.

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 southerly side of the existing Highway Building, approximately 90' from the southwesterly corner.

The petitioner seeks permission to construct a gas and diesel oil storage dispensing and metering system, in accordance with the vote of the Town Meeting in May 1974. It was stated that the Town-owned facilities for the storage of gasoline are inadequate due to the growth of the Town as well as the new requirements to make provision for no lead gasoline. At present the Department of Public Works has two tanks, one 5,000 gallon and one 1,500 gallon, both of these are being used for gasoline; also the Fire Department has one 1,000 gallon tank which is being used for diesel fuel for both the Fire Department and the Department of Public Works and the Police Department has one 1,000 gallon tank now being used for their crews in addition to the Department of Public Works gas tanks. It was further stated, that the oil companies will no longer make deliveries in small amounts, therefore, all deliveries must be made to the Department of Public Works in the future. It is the opinion of the petitioner that the proposed system is the most desirable to provide adequate facilities and to accurately meter all fuels being dispensed to all Town departments.

It is proposed to install four 5,050 gallon tanks, 3 gasoline and 1

diesel; four dispensers, one for each tank; and three key box totalizers for accurate control of the use of fuels, and will service all Town departments operating Town owned vehicles. This installation is classified by "highest priority" in order to insure the Town of continued essential services throughout the years. The proposed installation, it was stated, is in such a location as to be completely buffered in operation from the surrounding area. It is the belief of the petitioner that no discernable increase in traffic will be evident and that the proposed use will not prove detrimental to the neighborhood. Deliveries of oil, it was stated will be made from Route 9 and not Woodlawn Avenue.

Decision

In the opinion of this Board, there is a real need for the construction of the proposed storage and dispensing facilities which will enable the Town to dispense gasoline more efficiently.

It is the further opinion of the Board that the proposed gasoline storage tanks and dispensing area will not depreciate the value of surrounding properties or prove detrimental to the neighborhood. The non-residential activities have so encorached on the area involved, that this particular location, 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 involved, 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 proposed facilities as shown on the plot plan submitted and on file with this Board, drawn by John E. Bezanson, Town Engineer, dated September 5, 1974, subject to the condition that all truck deliveries being made to the proposed facilities shall not use Woodlawn Avenue as an access or exit, but shall be made from Route 9.

Henry H Thayer
Henry H. Thayer

F. Lester Fraser
F. Lester Fraser

William O. Hewett
William O. Hewett

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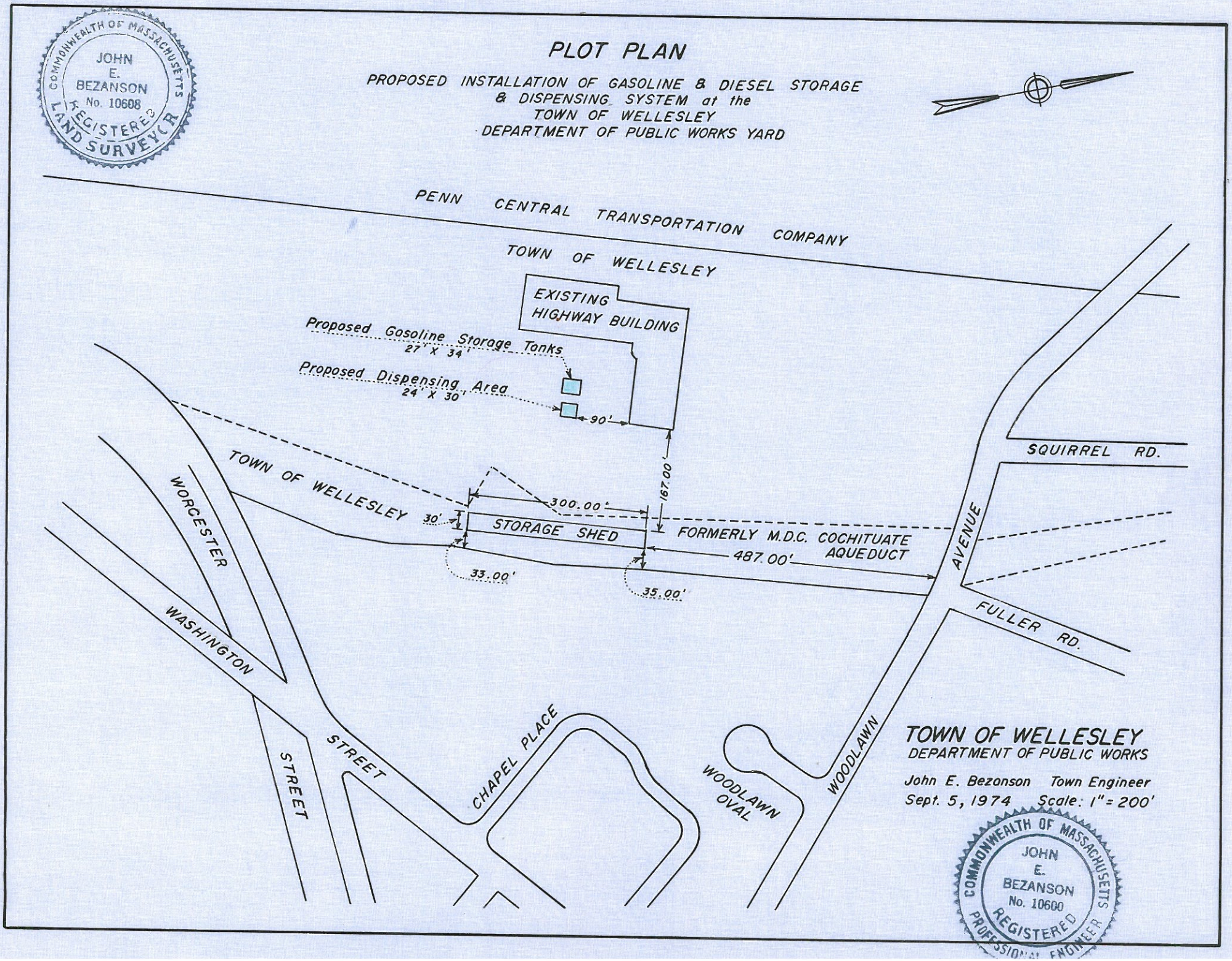
PLOT PLAN
PROPOSED INSTALLATION OF GASOLINE & DIESEL STORAGE
& DISPENSING SYSTEM at the
TOWN OF WELLESLEY
DEPARTMENT OF PUBLIC WORKS YARD
COMMONWEALTH OF MASSACHUSETTS
JOHN E. BEZANSON
No. 10608
REGISTERED LAND SURVEYOR
PENN CENTRAL TRANSPORTATION COMPANY
TOWN OF WELLESLEY
EXISTING HIGHWAY BUILDING
Proposed Gasoline Storage Tanks
27' X 34'
Proposed Dispensing Area
24' X 30'
90'
167.00'
300.00'
30'
STORAGE SHED
FORMERLY M.D.C. COCHITUATE AQUEDUCT
487.00'
33.00'
35.00'
TOWN OF WELLESLEY
WORCESTER
WASHINGTON
STREET
STREET
CHAPEL PLACE
WOODLAWN OVAL
WOODLAWN
AVENUE
SQUIRREL RD.
FULLER RD.
TOWN OF WELLESLEY
DEPARTMENT OF PUBLIC WORKS
John E. Bezanson Town Engineer
Sept. 5, 1974 Scale: 1" = 200'
COMMONWEALTH OF MASSACHUSETTS
JOHN E. BEZANSON
No. 10600
REGISTERED PROFESSIONAL ENGINEER