

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 88-88
Petition of Wellesley Country Club
294 Wellesley Avenue

Pursuant to due notice the Special Permit Granting Authority held a Public Hearing on Thursday, September 22, 1988 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, on the petition of the WELLESLEY COUNTRY CLUB requesting a Special Permit for Site Plan Approval pursuant to Section XVII A, Section II, Section XIVE and Section XXV of the Zoning Bylaw to allow construction of two additions totalling 3,205 square feet and associated parking and landscaping to its existing club house at 294 WELLESLEY AVENUE, in a Single Residence District and a Water Supply Protection District; said additions to consist of a vestibule approximately 21 feet by 18 feet totalling 378 square feet and an addition approximately 30 feet by 76 feet totalling 2,827 square feet.

On September 2, 1988, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was George Roman, architect and project coordinator, who was accompanied by Joe Pyatek of McMahon Architects, designers of the project; Bruce Saluk, Civil Engineer; Bob Skolnick, a member of the Board of Governors of the Wellesley Country Club; and Frank Armsworthy, President of the Wellesley Country Club.

Mr. Roman explained that the project site would be confined to the western end of the existing club house with the exception of new landscaping in the parking lot. The exterior will be unified and the building squared off. The proposed additions will upgrade the existing building.

No other persons present had any comment on the petition.

Statement of Fact

The property in question is located at 294 Wellesley Avenue, in a Single Residence District and a Water Supply Protection District. Wellesley Country Club contains 7,623,000 square feet and is bounded on the east by Town forest, on the north by Town parkland and a Single Residence District, on the south by the Town of Needham, and on the west by an Educational District and Town parkland.

The petitioner is requesting a Special Permit for Site Plan Approval to allow the construction of two additions totalling 3,205 square feet and associated landscaping and parking. The proposed construction includes a vestibule approximately 21 feet by 18 feet totalling 378 square feet and an addition at the western end of the club house approximately 30 feet by 76 feet totalling 2,827 square feet. Additional landscaping is proposed for the parking lot.

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The following plans were presented: Landscaping & Site Development Plan, Basement Floor Plan, Main Floor Plan, Second Floor Plan, and Proposed Elevations, all dated 6/15/88, revised 7/5/88, 7/6/88, 8/5/88, 8/15/88; Sections dated 8/3/88. All of the foregoing plans were drawn by William P. McMahon of McMahon Club Planners, Inc. A Plot Plan, Grading and Drainage Plan, Utilities Site Plan dated August 26, 1988 and a Topographic Plan dated August 30, 1988 were drawn by Bruce M. Saluk, Registered Civil Engineer. Photographs were also submitted.

The Design Review held preliminary reviews on August 11 and August 25, 1988 and a final review on September 22, 1988 at which the Board voted to approve the plans as presented. The Board had approved the landscaping plan on August 25, 1988.

Site plans and other submission materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief as required by Section XVIA of the Zoning Bylaw. Written responses from each of the above were received and are on file at the ZBA office. The Wetlands Protection Committee, on September 8, 1988, found that the proposed project satisfied the Design and Operation Standards of Section XIVE of the Zoning Bylaw. No special conditions were recommended. The Planning Board, on September 13, 1988, voted to offer no objection to the approval of the site plans.

Decision

This Authority has made a careful study of the evidence presented. The petitioner's proposed two additions totalling 3,205 square feet to the Wellesley Country Club at 294 Wellesley Avenue constitute a major construction project under Section XVIA of the Zoning Bylaw as it includes the construction of 2,500 or more square feet of gross floor area and is pursuant to Section XIVE of the Zoning Bylaw as it lies in a Water Supply Protection District.

It is the opinion of this Authority that the proposed plans for the additions as detailed in the foregoing Statement of Facts, comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, insure adequate protection for water, sewerage and drainage. Furthermore, it insures compliance with Section II, Section XXI and Section XXII of the Zoning Bylaw.

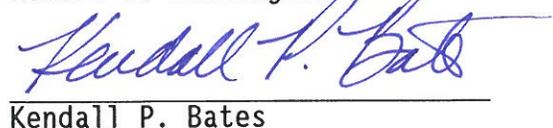
A Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA, Section XIVE and Section II of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Robert R. Cunningham


Kendall P. Bates

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Addendum A

1. That all work shall be performed in accordance with plans submitted and on file with this Authority.
2. That all design and construction must comply with all applicable state and local codes.
3. That all requirements of the Town of Wellesley Fire Department shall be complied with.
4. That all requirements of the Department of Public Works shall be met including, but not limited to, the requirement that water, sewer and electric connections together with drainage connections be made in accordance with DPW standards and installed and maintained at no cost to the Town of Wellesley.
5. That, upon completion of the project, a complete set of "As Built" plans, including a complete set of mechanical plans, shall be submitted to the Department of Public Works.
6. That a copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.