



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 88-89
Petition of Grossman's
27 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 20, 1988 at 8 p.m. in the Great Hall of the Town Hall, 525 Washington Street, Wellesley, on the petition of GROSSMAN'S requesting a Special Permit for Site Plan Approval pursuant to Section XVIA, Section XII, Section XIV, Section XIVB and Section XXV of the Zoning Bylaw to allow construction of a canopy approximately 40 feet by 120 feet attached to the existing canopy at the right rear corner of the existing building at 27 WASHINGTON STREET, on a 206,930 square foot lot. Said lot is in both a Business A and an Industrial A District. A small portion of the lot is in a Flood Plain District.

On September 15, 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 Al Coopersmith, Project Manager for Grossman's. Mr. Coopersmith explained that the existing storage shed would be demolished to make room for the proposed canopy which would be attached to the existing canopy. The proposed canopy is requested to enable Grossman's to keep material under cover which is presently stored outside. There will be no change in the drainage.

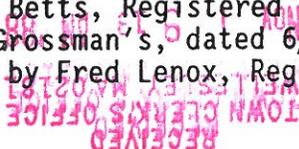
No other persons present had any comment on the petition.

Statement of Facts

The property in question is located on a 4.98 acre lot at 27 Washington Street in both an Industrial A and a Business A District. A small portion of the lot is located in a Flood Plain District, and the Charles River abuts the property in the rear. Town owned property abuts the easterly side line. The westerly property line is abutted by Conservation, Residential and Business A Districts.

The petitioner is requesting a Special Permit for Site Plan Approval to allow the construction of a 4,800 square foot canopy to cover materials presently stored outside. Said canopy will be attached to the existing canopy at the right rear of the existing building. Existing parking and landscaping are sufficient.

The following plans were submitted: Site Plan dated 12/9/86, revised 1/14/87, revised 2/2/87, revised 4/22/88, revised 6/29/88, revised 8/4/88, drawn by Fred Lenox, Registered Architect; Site Plan of Land dated 1/20/87, revised 9/6/88, drawn by Richard B. Betts, Registered Land Surveyor; Proposed Additions to Existing Building for Grossman's, dated 6/7/88, revised 6/15/88, revised 7/1/88, revised 8/4/88, drawn by Fred Lenox, Registered Architect; Proposed Additions/Elevations to



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Existing Building dated 6/7/88, revised 6/15/88, revised 7/1/88, revised 8/4/88, drawn by Fred Lenox, Registered Architect. Photographs were also submitted.

The Design Review Board held a preliminary review on September 8, 1988 and a second review on September 22, 1988 at which time the Board voted to approve the plan as presented with the recommendation that the right side of the building be painted all white. The Board voted to waive a final review of the project.

Site Plans and other submission materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and the Fire Chief, as required by Section XVIA of the Zoning Bylaw. The Wetlands Protection Committee reviewed the project on September 22, 1988, and although part of the property is located in a Flood Plain District, stated that the proposed construction would not affect wetlands or floodplains as the project is located over 100 feet from the bank of the Charles River and is not located within the 100 year floodplain. The Planning Board, on October 3, 1988, voted to offer no objection to approval of the site plans.

Decision

This Authority has made a careful study of the evidence presented. The petitioner's 4,800 square foot canopy to be attached to the existing canopy at 27 Washington Street constitutes a major construction project under Section XVIA of the Zoning Bylaw as it includes the construction of more than 2,500 square feet of gross floor area. It is pursuant to Section XII, Section XIV and Section XIVB of the Zoning Bylaw as the property is located in an Industrial A District, a Business A District, and a Flood Plain District.

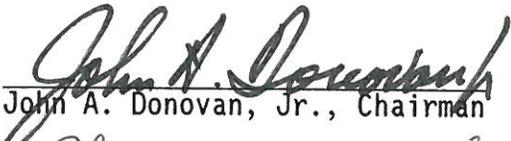
It is the opinion of this Authority that the proposed plans for the canopy at 27 Washington Street, as shown in the plans detailed in the foregoing Statement of Facts, comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, insure adequate protection for water, sewerage and drainage. Furthermore, they insure compliance with Section XVI, 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 XII, Section XIV and Section XIVB 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

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WELLESLEY, MA 02181


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 Inspector of Buildings. Site utility plans shall be submitted to the Department of Public Works.

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