

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEGEL, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

ZBA 2017-02
Petition of Wellesley College
33 Dover Road

2017 JMW 19 P

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 5, 2017 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the premises at 33 Dover Road to continue to be used for education purposes as a language residence for seven Wellesley College students, which is a use not allowed by right in a Single Residence District.

On December 15, 2016, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Peter Eastment, Wellesley College Department of Housing and Transportation, the Petitioner. He said that Wellesley College continues to house seven students at 33 Dover Road. He said that it is a language residence for French speaking students. He said that there have been no changes since 2014 in the use or conditions around the building.

Mr. Eastment said that seven students live in the Carriage House. He said that there are nine students in the main residence.

Mr. Eastment said that there are no changes to the six conditions that were included in the previous approval in 2014.

The Board asked if the students living at 33 Dover Road are undergraduates. Mr. Eastment said that they are sophomore, junior or senior students. He said that many are French Majors and some are just French speaking students who want an alternative residence option.

The Board asked if the neighbors had expressed any concerns. Mr. Eastment said that he is a neighbor and it is quiet. He said that the neighbors have not complained.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject premises is located at 33 Dover Road, on a 46,135 square foot lot abutting the Nehoiden Golf Course, in a Single Residence District. The property has been owned by Wellesley College for many years and contains a main house and a carriage house. Nine Wellesley College students live in the main

house. Seven students live in the carriage house, which is used as a language residence for students majoring in French.

In 1984, Wellesley College was granted a Special Permit to allow the carriage house to be used as a separate dwelling unit to house seven students on the same lot as the main house. This Special Permit has been renewed annually or biennially since that time. The College is seeking renewal of the Special Permit under the same conditions as previously granted.

On January 4, 2017, the Planning Board reviewed the petition and recommended that the Special Permit be renewed with the same conditions.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

The Petition seeks renewal of a Special Permit to allow the carriage house at 33 Dover Road to continue to be used as a residence for seven college students on the same property that contains a main house housing nine students in a Single Residence District.

It is the opinion of this Authority that the continued use of the carriage house as a separate dwelling unit shall not disturb or disrupt the customary character of the residential neighborhood, and is in harmony with the intent and purpose of the Zoning Bylaw.

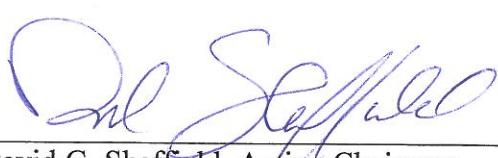
Therefore, a Special Permit is granted for the requested use, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. No more than seven Wellesley College students shall be housed in the carriage house at any one time.
2. The Petitioner shall comply with the requirements and recommendations of the Inspector of Buildings and the Fire Department.
3. Sufficient off-street parking shall be provided so that no vehicle associated with the carriage house shall be parked on any street in the neighborhood.
4. No sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
5. There shall be no disturbance or disruption to the residential neighborhood.
6. This Special Permit shall expire two years from the date time stamped on this decision.

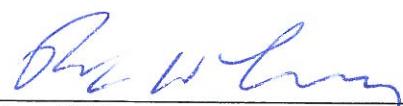
ZBA 2017-02
Petition of Wellesley College
33 Dover Road

RECEIVED
WELLESLEY COLLEGE
MUNICIPAL RECORDS
12017 JUN 19 P 300

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.



David G. Sheffield, Acting Chairman



Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm