

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2017-45

Petition of Donna & William McRae
25 Aberdeen Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 4, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Donna & William McRae requesting a Special Permit pursuant to the provisions of Section XIVB and Section XXV of the Zoning Bylaw for construction of a patio with associated brick landing, fieldstone wall, stepping stone path and landscape plantings, at 25 Aberdeen Road, in a 10,000 square foot Single Residence District and a Floodplain or Watershed Protection District.

On April 3, 2017, 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 were Mark Arnold, Goddard Consulting and William McRae, the Petitioner.

Mr. Arnold said that the request is for a special permit for work in the Flood Plain District for a raised patio on an existing lawn area along the side of the house. He said that the project has been before the Wetlands Protection Committee and received an Order of Conditions. He said that the Committee found that although they would be working near the flood plain, they would be able to compensate and increase flood plain storage on the property. He said that no flood storage will be impacted. He said that the Planning Board recommended approval.

The Board said that the survey lists the address as Aberdeen Street where it should be Aberdeen Road.

Statement of Facts

The subject property is located at 25 Aberdeen Road, in a 10,000 square foot Single Residence District and a Floodplain or Watershed Protection District.

The Petitioner is requesting a special permit pursuant to the provisions of Section XIVB and Section XXV of the Zoning Bylaw for construction of a patio with associated brick landing, fieldstone wall, stepping stone path and landscape plantings, in a Floodplain or Watershed Protection District.

A Plot Plan, dated 3/27/17, revised, 1/12/17, 1/19/17, 1/30/17, 3/27/17, & 4/10/17, stamped by Elliott J. Paturzo, Professional Land Surveyor, Overall Site Plan And Planting, L-1 and Layout/Materials Plan and Details, L-2, dated 2/28/17, stamped by Jane Shoplick, Registered Landscape Architect, Letter to Wellesley Wetlands Protection Committee, dated 2/1/17, from Goddard Consulting, LLC, and photographs were submitted.

On February 24, 2017, the Wetlands Protection Committee issued an Order of Conditions, MA DEP #324-0840.

On May 2, 2017, the Planning Board reviewed the petition and recommended that the special permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that construction of a patio with associated brick landing, fieldstone wall, stepping stone path and landscape plantings, in a Floodplain or Watershed Protection District shall make adequate provision for the protection, preservation and maintenance of the water table and water recharge areas; the preservation of the natural river channel plus sufficient width of overbank areas for the passage of flood flows; the retention of existing floodwater storage capacity; the design of proposed construction in a manner which ensures anchoring to prevent flotation, collapse and/or excessive movement of structures; and the design of public utilities including sewer, water, gas and electrical systems in a manner which will minimize or eliminate flood damage.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a patio with associated brick landing, fieldstone wall, stepping stone path and landscape plantings, in a Floodplain or Watershed Protection District, subject to the following condition:

- A revised plot plan shall be submitted that shows the correct street address of Aberdeen Road.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

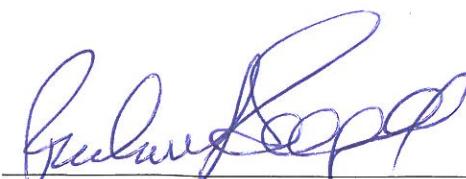
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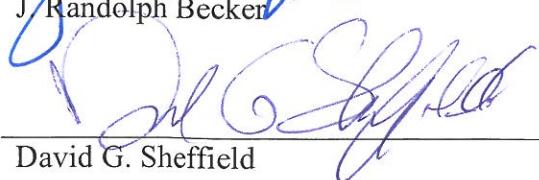
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegal, Chairman




J. Randolph Becker



David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm

LEGEND

□	CATCH BASIN
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	ELECTRIC MANHOLE
MB	MAIL BOX
☒	GAS VALVE
☒	WATER VALVE
☒	MINOR CONTOUR
120	MAJOR CONTOUR
126x2	SPOT GRADE
▢	TREES
N/A	NOT APPLICABLE (REQUESTED TO BE SHOWN BY THE ZONING BOARD OF APPEALS)

NOTES

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- BENCH MARK INFORMATION

BENCH MARK USED:
BENCH MARK #113 - ON THE B & A RR NEAR WELLESLEY STATION. A DRILL HOLE IN THE SOUTHWEST CORNER OF THE SECOND COURSE OF THE NORTH ABUTMENT OF BRIDGE. ELEV.=140.37.

TEMPORARY BENCH MARKS SET:

TBM-1
CHISELED SQUARE ON CONCRETE BOUND,
ELEV.=122.25 (NGVD 1929).
- ELEVATIONS ARE BASED ON NGVD 1929 DATUM
- DRIVEWAY AND WALKWAY LOCATIONS TAKEN FROM RECORD DRAWINGS AND NEED TO BE VERIFIED IN THE FIELD.
- THE 100 YEAR FLOOD ELEVATION AT THE DWELLING IS 122.3 AND IS AN INTERPRETATION BETWEEN THE 100 FLOOD ELEVATIONS OF 122 AND 123 AND SHOWN ON A PLAN AT THE TOWN ENGINEERING DEPT. AND AS STATED IN AN ELEVATION CERTIFICATE DATED 11/30/16.

ZONING DESIGNATION:
TOWN OF WELLESLEY ZONING
DISTRICT
SRD 10 - SINGLE RESIDENCE

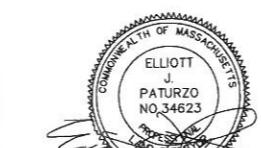
ASSESSORS REFERENCE:
PARCEL ID: 99-64

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT THE SUBJECT DWELLING SHOWN LIES PARTIALLY IN FLOOD ZONE "X" AND PARTIALLY IN ZONE "A" SHOWN ON PANEL 16 OF 430 COMMUNITY PANEL NUMBER 25021C0016E HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

REVISIONS	
DATE	DESCRIPTION
1/12/17	SITE FEATURES
1/19/17	ADD. TOPO
1/30/17	ADD. BUFFER
3/27/17	PROP. PATIO
4/10/17	PROP. OFFSETS

FIELD: CK/BDS
CALCS: EJP
DRAWN BY: EJP
FIELD EDIT: N/A
CHECKED: EJP
APPROVED: EJP
JOB # 131246



3/27/17
PROFESSIONAL LAND SURVEYOR DATE

DIMENSIONAL REGULATIONS

RESIDENTIAL SUBDISTRICT - SDR 10 DIMENSIONAL REGULATIONS - TABLE 1

	REQUIRED	EXISTING	PROPOSED
AREA DISTRICT MINIMUM	10,000 S.F.	10,046± S.F.	N/A
FRONTAGE MINIMUM FRONT	60'	40'	N/A
YARD WIDTH	60'	140'	N/A
MINIMUM FRONT YARD DEPTH	30'	29.9'	N/A
MINIMUM SIDE YARD WIDTH	20'	20'	N/A
MINIMUM REAR YARD DEPTH	10'	10.6'	N/A
MAXIMUM LOT COVERAGE	25%	17.5%	N/A

Aberdeen (PUBLIC ~ 40' WIDE) Street

Fuller Brook

NOTE

8. A VARIANCE OR SPECIAL PERMIT IS REQUIRED FROM THE ZONING BOARD OF APPEALS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

REFERENCES:

PLANS AND DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS

DEED BOOK PAGE
12090 409

PLAN BOOK PLAN
1960 561
BK.1802 PG.515
BK.5280 PG.333

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

A.S. Elliott & Associates
Professional Land Surveyors
P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS
(508) 634-0256

**Existing Conditions Plan
Showing Proposed Patio**
25 ABERDEEN ROAD
WELLESLEY, MASSACHUSETTS
PREPARED FOR: WILLIAM MCRAE
SCALE: 1" = 20' DATE: DECEMBER 15, 2016