



## ZONING BOARD OF APPEALS

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

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2017 MAY 18 P 2:30

ZBA 2017-45

Petition of Donna & William McRae  
25 Aberdeen Road

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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 constructions 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.

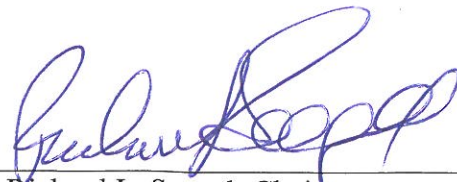
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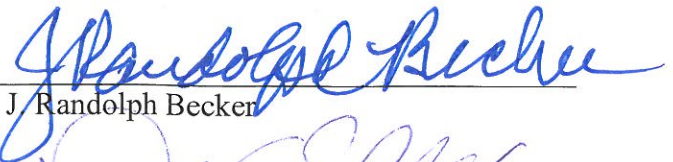
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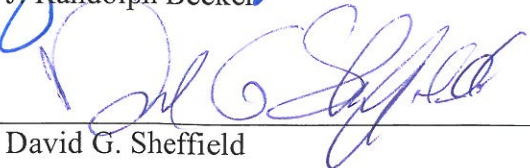
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



J. Randolph Becker



David G. Sheffield

cc: Planning Board  
Inspector of Buildings  
lrm

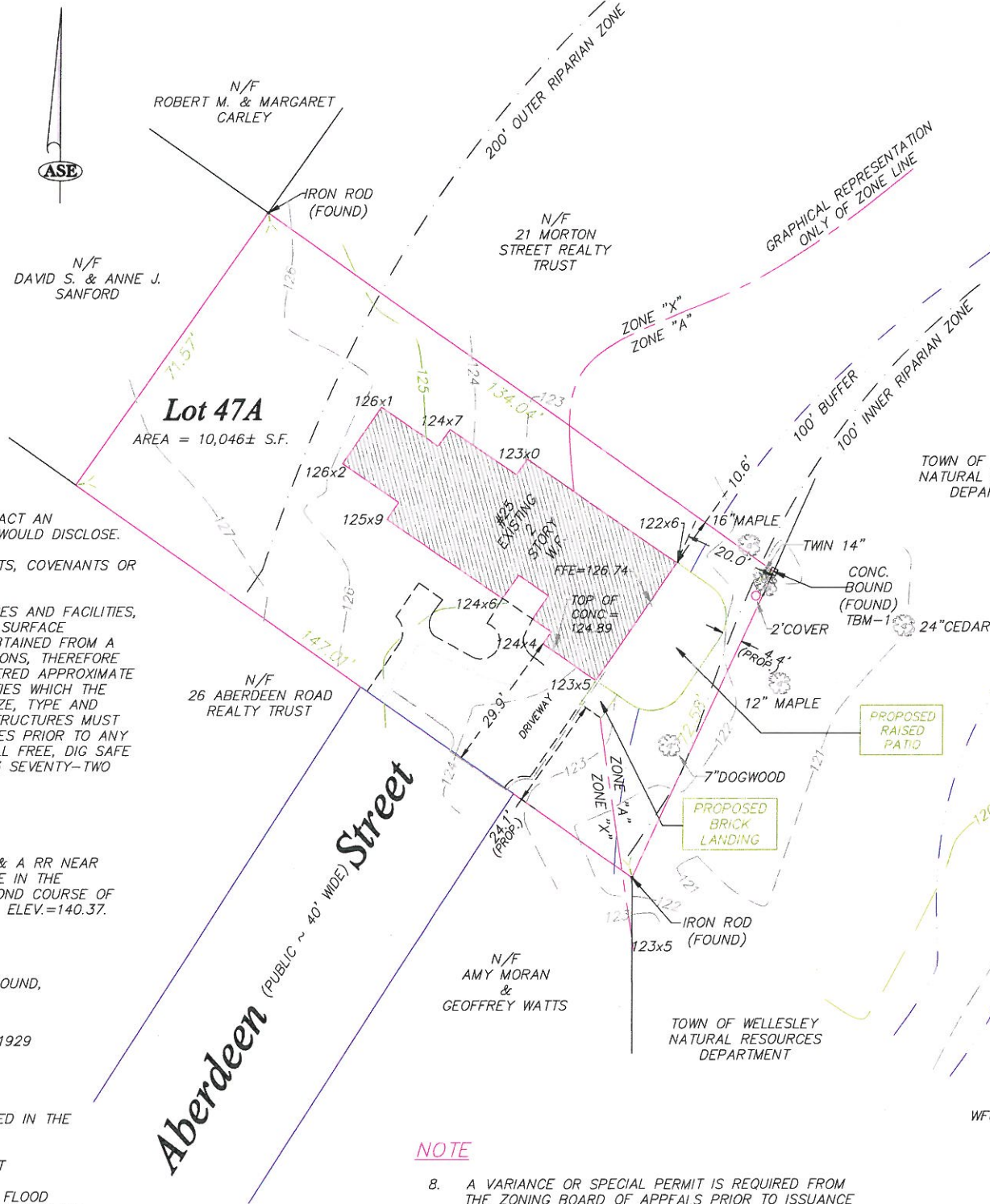


LEGEND

- .....CATCH BASIN  
S .....SEWER MANHOLE  
D .....DRAIN MANHOLE  
E .....ELECTRIC MANHOLE  
MB .....MAIL BOX  
X .....GAS VALVE  
X .....WATER VALVE  
122 .....MINOR CONTOUR  
120 .....MAJOR CONTOUR  
126x2 .....SPOT GRADE  
T .....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.



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

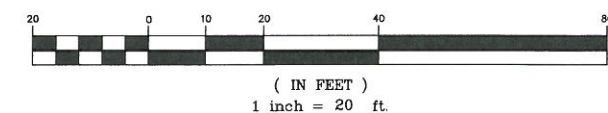
REFERENCES:

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



NOTE

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

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:  
JOB #: 131246



PROFESSIONAL LAND SURVEYOR DATE

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