

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2019-16
Petition of Wellesley College
91 Dover Road (Nehoiden Golf Club)

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, February 7, 2019 on the petition of Wellesley College requesting a Special Permit pursuant to the provisions of Section VII.2.E, Section XIVE and Section XXV of the Zoning Bylaw to install a 150 square foot shed that will serve a dual purpose as an office for the golf course starter and for equipment storage, which is an accessory use not allowed by right at 91 Dover Road, in an Educational District and a Water Supply Protection District.

On January 7, 2019, 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 Justin Mosca, PE, VHB and Chris Ridge, representing Wellesley College, the Petitioner.

Mr. Mosca said that the College installed a pre-manufactured Reed's Ferry shed at the Nehoiden Golf Club, a portion of which they would like to convert to a starter shed with a desk, candy and small sales. He said that the Building Inspector said that making that change would render it a public space that requires handicapped accessibility and other features for a building permit.

Mr. Mosca said that the request is for a special permit for a use that is customarily associated with a club. He said that there will be some associated site work. He said that there are no official setbacks but the Building Inspector looked at other uses in the area and made a determination that the setbacks should be 20 feet. He said that the Petitioner will move the shed to meet the setback requirement. He said that the Design Review Board (DRB) recommended a minor modification to put lattice around the bottom to block the brick. He said that it is very difficult to see the shed from Dover Road but technically it is visible.

The Chairman questioned why this use would not be by right. He read an excerpt from Section VII of the Zoning Bylaw. A Board member said that the Building Inspector determined that the use will be in a public space.

A Board member asked that the Petitioner supplement the submitted plans with a plan that shows the overall property lines and the proposed location of the shed. He asked that the plan define the property lines of the entire site. He confirmed that the property on the other side of the property line is MWRA property.

There was no one present at the public hearing who wished to speak to the petition.

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Statement of Facts

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The subject property is located at 91 Dover Road, in an Educational District and a Water Supply Protection District.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section VII.2.E, Section XIVE and Section XXV of the Zoning Bylaw to install a 150 square foot shed that will serve a dual purpose as an office for the golf course starter and for equipment storage, which is an accessory use not allowed by right.

Letter to Zoning Board of Appeals, dated December 4, 2018, from Justin Mosca, PE, Locus Map, and photographs of the Existing Shed were submitted.

On February 5, 2019, the Planning Board reviewed the petition and recommended that the special permit be approved.

Decision

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

It is the opinion of this Authority that installation of a 150 square foot shed that will serve a dual purpose as an office for the golf course starter and for equipment storage will meet the Special Use Permit Standards conditions, in accordance with Section XXV D of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing for installation of a 150 square foot shed that will serve a dual purpose as an office for the golf course starter and for equipment storage, subject to the following condition:

- An overall plan that shows the property lines of the entire site and the location of the shed on the property shall be submitted.


This Special Permit shall expire two years from the date time-stamped on this decision.

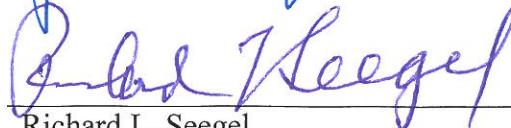
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Chairman


Richard L. Seegel


Derek B. Redgate

ZBA 2019-16
Applicant Wellesley College
Address 91 Dover Road (Nehoiden Golf Club)

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

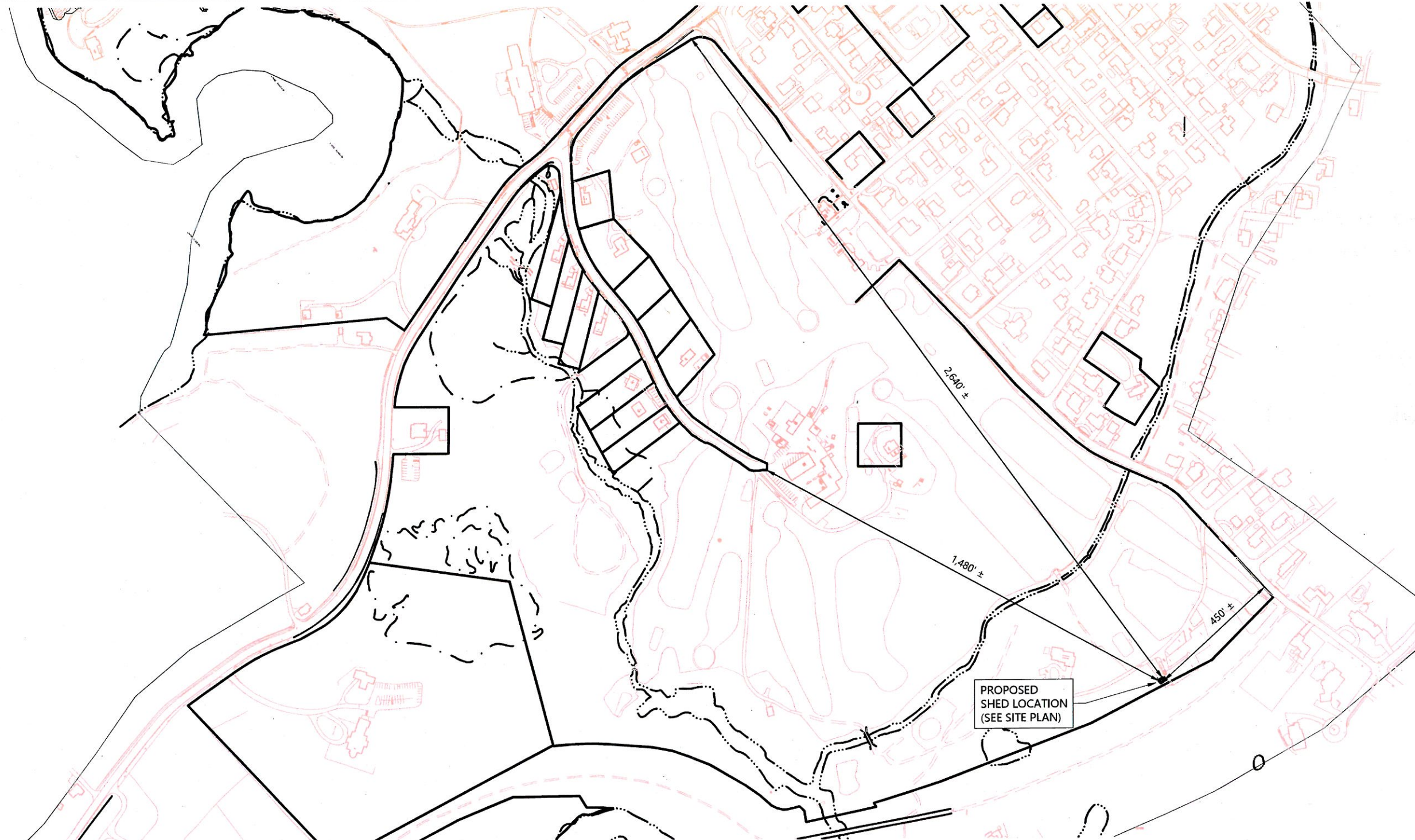
In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



NOTE: PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND HAVE BEEN COMPILED FROM PLANS OF RECORD BY NITSCH ENGINEERING, INC. AS SUCH, DISTANCES SHOWN TO PROPERTY LINES HAVE BEEN ROUNDED AND SHOULD BE CONSIDERED APPROXIMATE.



Property Line Plan

Nehoiden Golf Club
Wellesley College

2/12/2019