

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2019-29

Petition of Wellesley Historical Society
323 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 7, 2019, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wellesley Historical Society requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 c and Section XXV of the Zoning Bylaw to allow the use of the structure at 323 Washington Street, in a General Residence District, for storage and care of collections, office, work and meeting space, and permitted activities on site.

On February 1, 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.

Present at the public hearing were David Himmelberger, Esq., and Jared Parker, President, Wellesley Historical Society, the Petitioner.

Mr. Himmelberger said that the request is for renewal of the special permit, subject to the same conditions in effect for ZBA 2016-95. He said that Wellesley Historical Society has been fully compliant with the conditions that are in effect. He said that because building improvements are continuing and not yet completed, the Applicant has not yet undertaken those activities that were restricted until completion of the building improvements for handicapped accessibility and other pedestrian circulation. He said that the request is that the special permit be renewed under the same terms and conditions previously granted and imposed.

A Board member asked about handicapped access and if there will be a second accessible access. Mr. Himmelberger said that there will be a ramp in the front on the driveway side to the main entrance. Mr. Parker said that there will not be a second ramp because that would trigger full blown ADA compliance.

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

Statement of Facts

The Wellesley Historical Society is a 501 (c) charitable organization, formed in 1925 and incorporated in the Commonwealth of Massachusetts in 1965. It is the Historical Resource Center for the Town of Wellesley.

The Wellesley Historical Society is the primary archival repository for the Town of Wellesley, and is responsible for the archives of several non-profit organizations. Collections include manuscripts,

photographic images, maps and plans, art pieces, costume collections, butterflies, individual artifacts, and a significant textile and lace collection. In addition, the Society annually awards scholarships to Wellesley students to "inspire public involvement in and appreciation of Wellesley's heritage and culture by Wellesley youth in their endeavor to further their studies" via higher education.

The Society is currently located in the Dadmun/McNamara House at 229 Washington Street at the intersection of Routes 16 and 9.

The current collections of the Society occupy almost all the current usable space in the Dadmun/McNamara House (1,760 square feet) leaving insufficient work space for the care and ongoing cataloging of the collections, and monthly meetings of the Board of Directors.

The Society's continued use of 323 Washington Street reflects the organization's desire to fulfill its mission to a degree that it is unable to do within the confines of the Dadmun/McNamara House at 229 Washington Street. The Society intends to continue to use the space at the Dadmun/McNamara House for storage and research activities.

The Petitioner is requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 c and Section XXV of the Zoning Bylaw to allow the use of the structure at 323 Washington Street, in a General Residence District, for storage and care of collections, office, work and meeting space, and permitted activities on site.

Letter to Zoning Board of Appeals, dated January 14, 2019, from David J. Himmelberger, Esq., re: Wellesley Historical Society Renewal of Special Permit was submitted.

On February 28, 2019, the Planning Board reviewed the petition and recommended approval of renewal of the special permit.

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 renewal of a Special Permit pursuant to the provisions of Section II A 8 c and Section XXV of the Zoning Bylaw to allow the use of the structure at 323 Washington Street, in a General Residence District, for storage and care of collections, office, work and meeting space, and permitted activities on site shall not disturb or disrupt the customary character of the residential neighborhood, and is in harmony with the intent and purpose of Section XXV of the Zoning Bylaw with respect to Vehicular Circulation, Driveways, Vehicle Queuing Lanes, Compatibility with Surroundings, Pedestrian Safety, Noxious Uses and Intensity of Uses.

Therefore, renewal of 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. There shall be no overnight living in the premises.
2. Researchers who presently go to the Dadmum-McNamara House at 229 Washington Street shall be allowed to go to this building. It is anticipated that will consist of five people per week or one person per day.
3. The Historical Society may host the third graders in Wellesley Public Schools for seven days in June between 9 am and 1 pm for their Butterfly Program. The children will arrive via school bus that will drop them in the Unitarian Church parking lot where there is a connecting pathway to the Wellesley Historical Society property.
4. This Special Permit shall expire two years from the date time stamped on the decision.

Hosting workshops for members of the Historical Society of no more than 30 people up to six times a year, typically from 7 to 9 pm on a weekday night and holding two special event fundraisers for less than 75 people in the evening shall be deferred until completion of building improvements for handicapped access and other pedestrian circulation.

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Petition of Wellesley Historical Society
323 Washington Street

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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
J. Randolph Becker, Chairman

Robert W. Levy
Robert W. Levy

Walter B. Adams
Walter B. Adams

ZBA 2019-29
Applicant Wellesley Historical Society
Address 323 Washington Street

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