



ZONING BOARD OF APPEALS

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

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ZBA 2019-47
Petition of Unitarian Society of Wellesley
309 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 2, 2019, at 7:30 pm in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Unitarian Society of Wellesley requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (j) and Section XXV of the Zoning Bylaw for non-accessory use of off-street parking spaces in its existing lot, at 309 Washington Street, in a General Residence District, which is a use not allowed by right. The Petitioner is requesting an increase in permitted parking spaces from 15 to 35, hours of operation between 5 am and 9 pm and that the condition that parking be assigned on a monthly basis only be removed.

On March 28, 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 was Karen Mariscal, Board Member, Unitarian Society of Wellesley, the Petitioner.

Ms. Mariscal said that the request is for 35 non-accessory parking spaces. She said that there is a total of 62 parking spaces at the Church. She said that a new start up company, Boxcar, came to the Church with an app that can reserve parking spots within two weeks ahead of time right down to immediately available. She said that parking is reserved by the day.

The Chairman said that the side of the parking lot near the Historical Society is sometimes devoted to school buses when school children visit the Historical Society and the Board does not want to have any interference with that. Ms. Mariscal said that the app allows them to shut parking down for the day. She said that there may be times when they need the entire parking lot for the Church. She said that this will typically be a Monday to Friday operation. A Board member asked if the app can prioritize Wellesley residents in any way. He said that this may be encouraging traffic into the town as an alternative to parking at the commuter rail station. He said that short term use for the local businesses would be a better use of the technology rather than an all day commuter rail parking for people who are from out of town.

Ms. Mariscal said that the Boxcar app shows a stencil on the pavement of the available parking. She said that the Church has not figured out which spaces will be available but they will probably be close to the Historical Society.

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

Statement of Facts

The subject parking lot is located at 309 Washington Street, in a General Residence District.

The Petitioner is requesting renewal and amendment of a Special Permit pursuant to the provisions of Section II A 8 (j) and Section XXV of the Zoning Bylaw for non-accessory use of off-street parking spaces in its existing lot, which is a use not allowed by right. The Petitioner is requesting an increase in permitted parking spaces from 15 to 35, hours of operation between 5 am and 9 pm and that the condition that parking be assigned on a monthly basis only be removed.

On May 2, 2019, the Planning Board reviewed the petition and recommended that the Special Permit be granted with the amended conditions as requested.

Decision

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

A Special Permit is required pursuant to Section II A 8 (j) of the Zoning Bylaw, as the requested use of the parking lot for non-accessory off-street parking for 35 vehicles in the existing parking lot is not a use allowed by right in a General Residence District.

It is the opinion of this Authority that the non-accessory use parking shall not cause significant disturbance or disruption of any residential neighborhood, shall not detract from the use of the parking lot for the accessory use, or reduce landscaping or screening areas.

Therefore a Special Permit is granted, subject to the following conditions:

1. Hours of operation shall be from 5 am to 9 pm, Monday through Friday.
2. There shall be no overnight parking.
3. Lighting shall be turned off by 10 pm.
4. The Special Permit shall expire one year from the date time-stamped on this decision.

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309 Washington Street

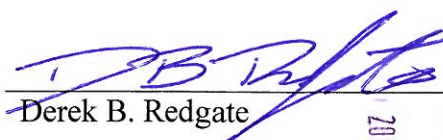
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Acting Chairman



David G. Sheffield



Derek B. Redgate

ZBA 2019-47
Applicant Unitarian Society of Wellesley
Address 309 Washington Street

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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

