

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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

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DEREK B. REDGATE

RECEIVED  
TOWN OF WELLESLEY  
NOV 17 2016  
DANA PRATT

ZBA 2016-84  
Petition of Joshua & Suzanne Littlefield  
44 Boulder Brook Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 3, 2016 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Joshua & Suzanne Littlefield requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a second story addition that will meet all setback requirements, on an existing nonconforming structure with less than required right side yard setbacks, at 44 Boulder Brook Road, in a 10,000 square foot Single Residence District, in a Water Supply Protection District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On October 17, 2016, 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 Suzanne Littlefield, the Petitioner, and Dana Pratt, Contractor.

Mr. Pratt said that the request is to build a second story above an existing office to expand a bedroom. He said that the proposed construction will not enlarge the footprint.

The Board said the proposed addition will be conforming. The Board said that the proposed construction will not result in additional nonconformities, intensify existing nonconformities, or be substantially more detrimental to the neighborhood than the existing nonconforming structure. The Board said that the property is located in a Water Supply Protection District.

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

### Statement of Facts

The subject property is located at 44 Boulder Brook Road, in a 10,000 square foot Single Residence District, in a Water Supply Protection District, with a minimum right side yard setback of 19.8 feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section XIVE, Section XVII and Section XXV of the Zoning Bylaw that construction of a second story addition that will meet all setback requirements, on an existing nonconforming structure with less than required right side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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A Plot Plan, dated 9/6/16, stamped by Elliott J. Paturzo, Professional Land Surveyor, Project Summary, Existing & Proposed Floor Plans & Elevation Drawings, dated 4/27/16, prepared by Verdeco Designs, and photographs were submitted.

On November 1, 2016, the Planning Department Staff 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 second story addition that will meet all setback requirements, on an existing nonconforming structure with less than required right side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a second story addition that will meet all setback requirements, on an existing nonconforming structure with less than required right side yard setbacks, in accordance with the submitted plot plan and construction drawings.

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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TOWN OF WELLESLEY, MA 02482  
1 NOV 17 P 2:41

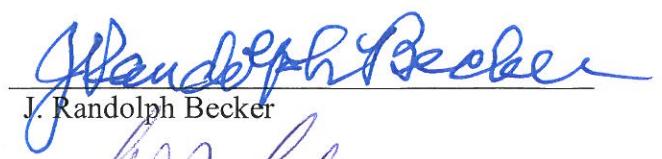
ZBA 2016-84  
Petition of Joshua & Suzanne Littlefield  
44 Boulder Brook Road

12016 NOV 17 PM 2:41  
RECEIVED  
MUNICIPAL  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02482

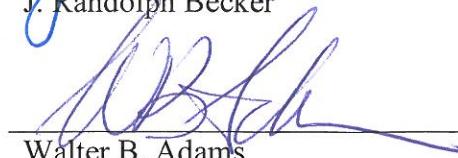
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



J. Randolph Becker

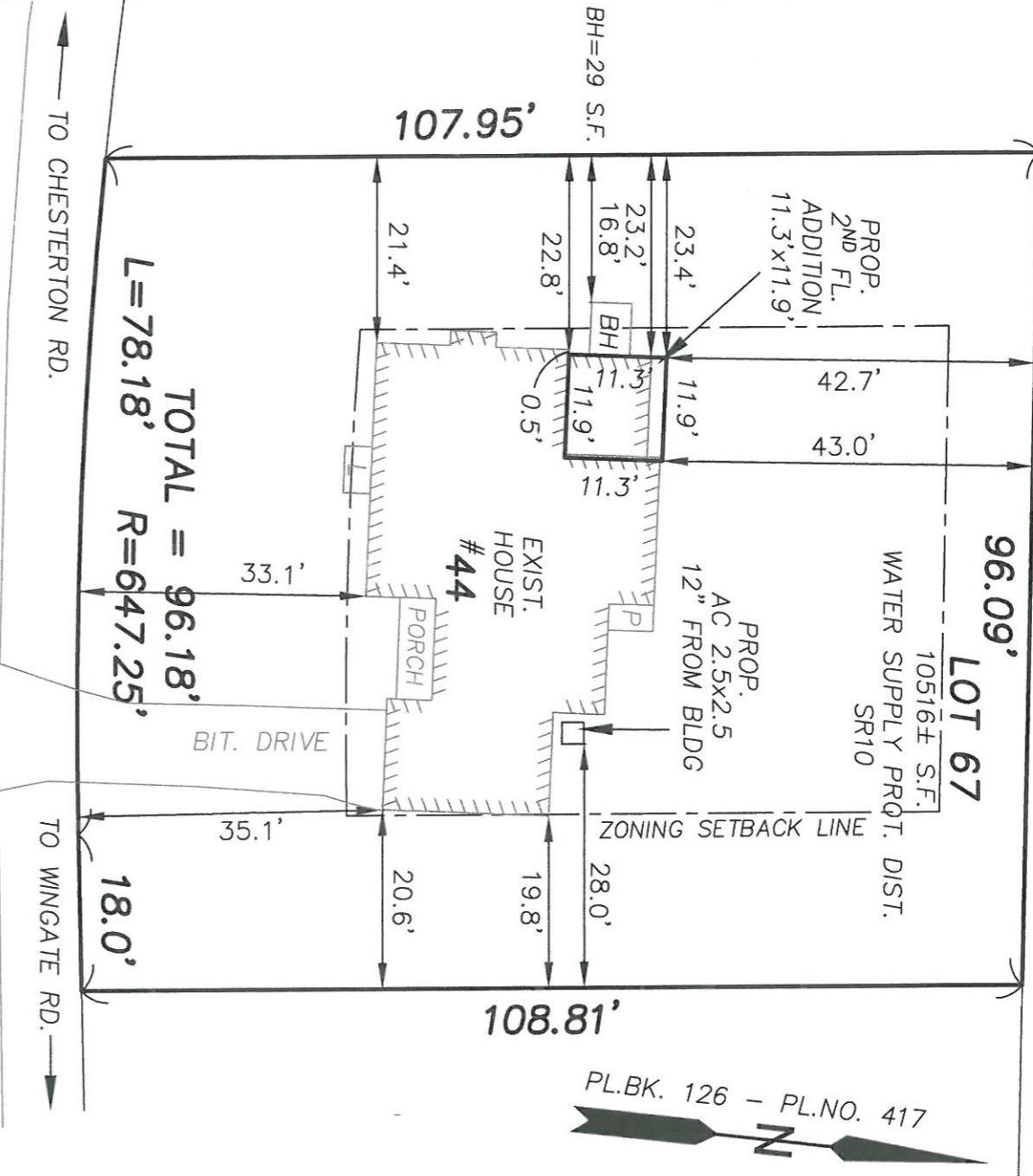


Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
lrm

LOT COVERAGE:  
EXIST. = 14.8%  
PROP. = 15.0%

BUILDING COVERAGE:  
EXIST. =  $1555 \pm$  S.F.  
PROP. =  $1577 \pm$  S.F.



# BOULDR BROOK ROAD

APPROXIMATE SETBACKS OF ADJACENT HOUSES WITHIN 500' ARE:

#32 BOULDER BROOK ROAD = 32',  
#36 BOULDER BROOK ROAD = 31',  
#40 BOULDER BROOK ROAD = 33',  
#48 BOULDER BROOK ROAD = 32',  
#52 BOULDER BROOK ROAD = 34',  
#56 BOULDER BROOK ROAD = 36',

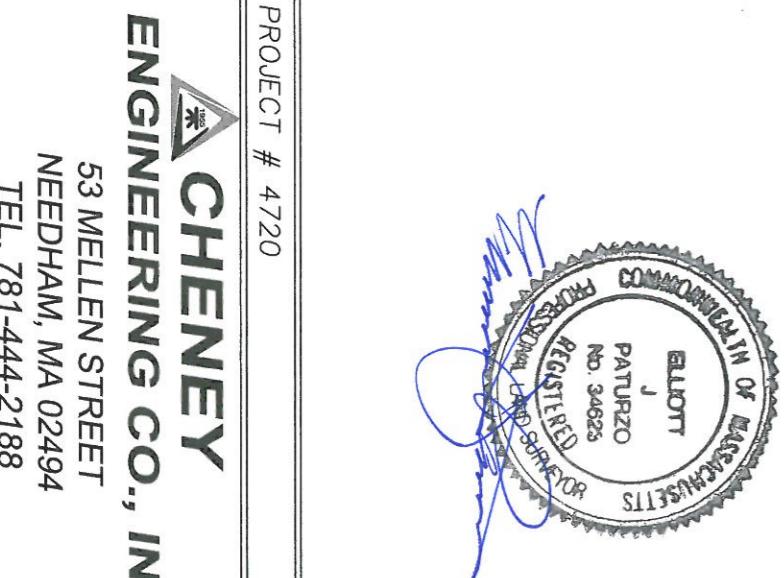
GRAPHIC SCALE: 1"=20'

DATE: 9/6/2016

PROJECT # 4720

## PROPOSED ADDITION PLAN

#44 BOULDER BROOK RD.  
WELLESLEY, MA  
NORFOLK COUNTY  
AS PREPARED FOR  
DANA LLC



CHENEY  
ENGINEERING CO., INC.  
53 MELLEN STREET  
NEEDHAM, MA 02494  
TEL. 781-444-2188

ORIGINAL