

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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

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ZBA 2019-94  
Petition of Wellesley College  
629 Washington Street

2019 DEC 19 A  
TOWN HALL MEETING ROOM  
WELLESLEY MA 02482

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 5, 2019 at 7:30 pm in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting renewal of a Special Permit pursuant to the provisions of Section 2 A 8 (b) and Section 25 of the Zoning Bylaw to allow the premises at 629 Washington Street to continue to be used as a three-family for the purpose of housing faculty, staff and/or employees of an educational institution, which is a use not allowed by right in a Single Residence District.

On November 14, 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 on behalf of Wellesley College, the Petitioner, was Peter Eastment, Director of Faculty Housing, who said that the request is for renewal of a special permit for a three-family residence that is used to house three faculty members. He said that there are no changes in the use and the house is occupied full time. He said that there have been no problems and the special permit would be subject to the same conditions.

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 629 Washington Street in a Single Residence District, on a 9,285 square foot lot. The house was constructed around 1900, and was used as a single family dwelling until 1932, when the owner received permission from the Board of Selectmen to convert it to a two-family dwelling.

In 1951, it was purchased by the Helen Temple Cooke Trust as a three-apartment dwelling. From 1970 to 1990, it was owned and used by Dana Hall School as a three-family dwelling. Prior to the sale of the property to Wellesley College in 1991, Dana Hall discovered that the use of the property was in violation of the Zoning Bylaw. Dana Hall requested and was granted a Special Permit to legalize the use of the property as a three-family dwelling. In 1991, Wellesley College acquired the property and was granted a renewal of the Special Permit, which has been renewed biennially since that time.

On December 3, 2019, the Planning Board reviewed the petition and recommended that renewal of the Special Permit be granted, subject to the same conditions.

### 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 the continued use of the premises as a three-family dwelling to house faculty, staff, and/or employees of Wellesley College will not substantially reduce the value of any property within the district, will not be injurious or offensive to the neighborhood, and is a use which is in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to the provisions of Section 2 A 8 (b) and Section 25 of the Zoning Bylaw, to allow said dwelling to continue to be used as a three-family dwelling for educational purposes, subject to the following conditions:

1. Said dwelling shall not be occupied by more than three families at any one time.
2. All vehicles belonging to the tenants shall be parked on the premises.
3. All applicable State and local laws shall be complied with by the Petitioner and all tenants.
4. This Special Permit shall terminate immediately upon sale of the property to other than an educational institution.
5. This Special Permit shall expire two years from the date time-stamped on this decision.

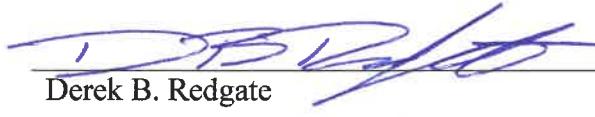
2019 DEC 19 A 8:44  
CITY OF WELLESLEY  
COMMONWEALTH OF MASSACHUSETTS  
WELLESLEY MA 02482

ZBA 2019-94  
Petition of Wellesley College  
629 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

  
Walter B. Adams

  
Derek B. Redgate

2019 DEC 19 A 8:  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02481

ZBA 2019-94  
Applicant Wellesley College  
Address 629 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