

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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2021-04-12
ZBA
WELLESLEY
MASSACHUSETTS

ZBA 2021-30
Petition of Buildrite, LLC
9 Wilde Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, April 1, 2021 at 7:30 pm, on the petition of Buildrite, LLC requesting a Special Permit/Finding pursuant to the provisions of Section 14E, Section 17 and Section 25 of the Zoning Bylaw that demolition of an existing nonconforming structure with less than required left side yard setbacks, and construction of a new two-story structure that will meet setback requirements, on an 8,400 square foot lot in a Single Residence District in which the minimum lot size is 10,000 square feet, in a Water Supply Protection District, at 9 Wilde Road, shall not be substantially more detrimental to the neighborhood than the existing nonconforming lot.

On February 22, 2021, 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 Mr. Himmelberger, Esq., representing Buildrite, LLC, the Petitioner. He requested that the hearing be continued.

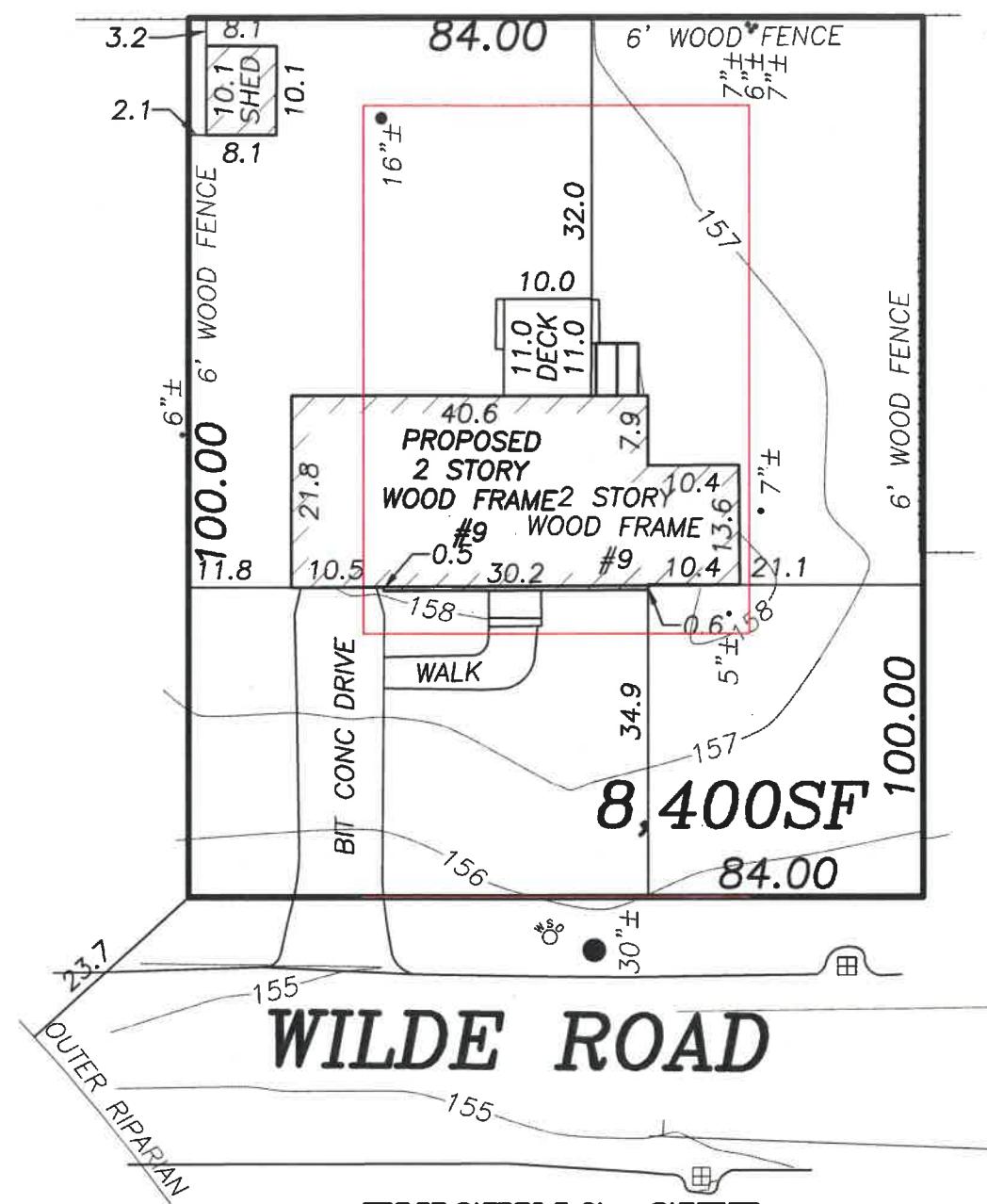
The Board voted unanimously to continue the petition to June 3, 2021.

June 3, 2021

WITHDRAWN WITHOUT PREJUDICE

Present at the public hearing was David Himmelberger, Esq., representing the prior owner and Applicant for the special permit request. He said that there was a fair amount of neighborhood concern about the proposed structure. He said that, after taking that into consideration, his client has since sold the property. He requested that the Board allow the petition to be withdrawn without prejudice.

The Board voted unanimously to allow the petition to be withdrawn without prejudice.



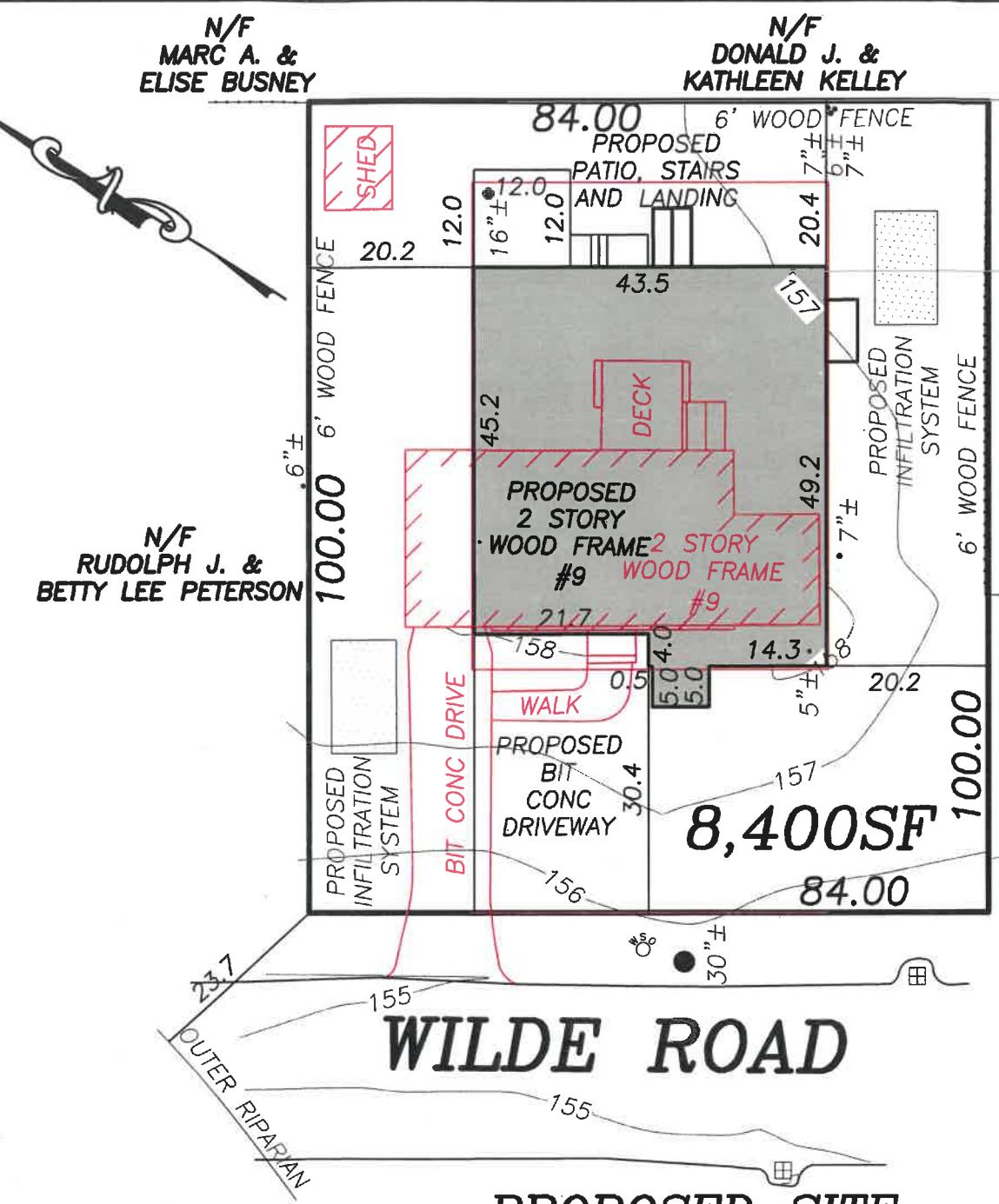
EXISTING SITE

ZONING INFORMATION: SINGLE RESIDENCE 10 (SR10)

REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF.....	8,400 SF.....
MINIMUM LOT FRONTAGE.....	60 FEET.....	84.0 FEET.....
MINIMUM FRONT SETBACK.....	30 FEET*.....	34.9 FEET.....
MINIMUM SIDE YARD.....	20 FEET.....	20 FEET.....
MINIMUM REAR YARD	10 FEET.....	10 FEET.....
MAXIMUM BUILDING COVERAGE.....	25% OR 2100 SF.....	12.4% OR 1038.8 SF.....
MAXIMUM BUILDING HEIGHT.....	36 FEET.....	24.0 FEET.....
MAXIMUM BUILDING HEIGHT.....	2 1/2 STORIES.....	2 STORY.....

*FRONT SETBACK DETERMINED BY 500 FOOT RULE, #3 WILDE IS SET BACK 30.2 FEET

**HEIGHT DETERMINED FROM AVERAGE GRADE PLANE PER ZONING BYLAW SECTION 20
HEIGHT IN PARENTHESIS IS FROM PROPOSED GRADE.



PROPOSED SITE

PROPOSED BUILDING FOOTPRINT = 2087.9 SF

(2087.9 S.F. X 1") / 12 = 173.99 Cu. Ft.

MITIGATED WITH 4 CULTEC CONTRACTOR 150 HDXL
RECHARGER DRYWELL CHAMBERS (OR SUITABLE REPLACEMENT)
CAPACITY OF 53.79 CU FT EACH.(11 x 4.89 CU FT)
RECHARGE WILL MITIGATE COMPLETELY FOR A 1" STORM FOR
THE PROPOSED FOOTPRINT
SEE PLAN FOR LOCATIONS. LOCATIONS AS SHOWN.

ZONING BOARD OF APPEALS
PLAN OF LAND
9 WILDE ROAD
WELLESLEY, MA

Field Resources, Inc.
LAND SURVEYORS

FEBRUARY 15, 2021

SCALE 1"=20'

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