

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
Executive Secretary
Telephone
(781) 489-7450

WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

Date: 12-11/25ZBA: 2126-03

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	_____ \$200	_____ \$500
Special Permit/Findings	_____ \$200	_____
Special Permit Renewals	_____ \$150	_____
Signs	_____	_____ \$300
Site Plan Approval without PSI	_____	_____ \$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	_____	_____ \$3,500
Appeals	_____ \$200	_____ \$300
Comprehensive Permit	_____	_____ \$750
Publication & Mailing Fees/All Petitions	_____ \$25	_____ \$25
Petitioner assumes all costs for Peer Review		

Property Location: 629 WASHINGTON STREET Zoning District: SR

Property located in a: Historic District ☐ Yes ☐ No
Wetlands Protection Area ☐
Water Supply Protection District ☐

Prior Zoning Decisions: Special Permit/Finding: 2022-55 Variance: _____

Applicable Section(s) of the Zoning Bylaw: _____

Explanation of Request: _____

Requested Relief:

_____ Lot Area _____ Front Yard Depth (Street Setback)
_____ Lot Coverage _____ Side Yard Width (Side Line Setback)
_____ Frontage _____ Rear Yard Depth (Rear Line Setback)
_____ Front Yard Width _____ Other _____

OWNER OF PROPERTY/PETITIONER: WELLESLEY COLLEGEMAILING ADDRESS: 106 CENTRAL ST., WELLESLEY, MA 02481PHONE: WORK: 781-283-3433 HOME: 617-605-9639

SIGNATURE OF OWNER: _____

AGENT FOR PETITIONER (PLEASE PRINT): PETER EASTMENTMAILING ADDRESS: 910 WELLESLEY COLLEGE, FACULTY HOUSING + TRANSPO.PHONE: WORK: 781-283-3433 HOME: 617-605-9639EMAIL ADDRESS: PEASTMENT@WELLESLEY.EDU

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGER

ZBA 2022-55
Petition of Wellesley College
629 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 1, 2022, at 7:00 p.m. in the Great Hall, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting renewal of a Special Permit pursuant to the provisions of Section 2.1 A. 8. (b) and Section 6.3 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 education institution, which is a use not allowed by right in a Single Residence District.

On July 13, 2022, 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 Peter Eastment, Director of Faculty Housing, Wellesley College. He said that the request is for renewal of a special permit for 629 Washington Street, or Danforth House, which is a property that Wellesley College purchased from the Dana Hall School. He said that it is a three family residence that is used to house three faculty members. He said that maintenance of Danforth House is a combination of facilities and contractors who are preferred vendors.

A Board member asked if there is any signage that indicates that this is a Wellesley College property in case there are any problems with noise or trash. Mr. Eastment said that there is no sign at Danforth House.

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.

2022 SEP 15 AM 12:00
JUNIOR CLERK'S OFFICE
WELLESLEY MA 02482

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 August 31, 2022, the Planning Board reviewed the petition and recommended that renewal of the special permit be granted, subject to an additional condition.

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.

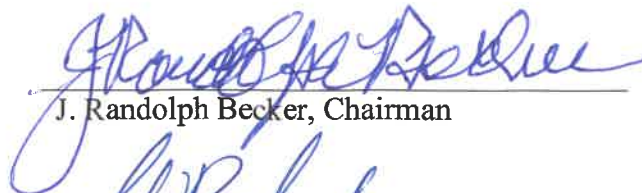
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to the provisions of Section 2.1 A. 8. (b) and Section 6.3 of the Zoning Bylaw, to allow said dwelling to continue to be used as a three-family dwelling for educational purposes, subject to 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. Occupancy of the house shall be expressly limited to faculty, staff or employees of an educational institution.
6. This Special Permit shall expire three years from the date time-stamped on this decision.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2022 SEP 15 AM 12:03

ZBA 2022-55
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.


J. Randolph Becker, Chairman


Walter B. Adams


Richard L. Seegel

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2022 SEP 15 AM 12:03

ZBA 2022-55
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