

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS  
888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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PETER COVO

Date: December 1, 2025

ZBA: 2025-62 - modify

| 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: 323 Washington Street Zoning District: General Residential

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

Prior Zoning Decisions: Special Permit/Finding: ZBA 2025-62 Variance:

Applicable Section(s) of the Zoning Bylaw: Sections 2.1.8.c, 6.3, 3.1

Explanation of Request: The Wellesley Historical Society request a modification of the existing Special Permit decision, ZBA 2025-6 to add a condition to allow Wellesley Historical Society to host up to 20 events per year for a maximum of 75 people for public or semi-public institutions of a philanthropic, charitable, or religious character

## 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 Modification of existing decision ZBA 2025-62 |

OWNER OF PROPERTY/PETITIONER: Wellesley Historical Society, Inc.

MAILING ADDRESS: 323 Washington St, Wellesley MA 02481

PHONE: WORK: (781) 235-6690 HOME:

SIGNATURE OF OWNER: Pete J. Manger

AGENT FOR PETITIONER (PLEASE PRINT):

MAILING ADDRESS:

PHONE: WORK: HOME:

EMAIL ADDRESS:



WELLESLEY  
HISTORICAL SOCIETY

# Presentation to the Wellesley Zoning Board of Appeals

January 8, 2026

# Presentation Agenda

## Wellesley History & Exhibit Center

- Special Permit
  - Modification

# Wellesley History & Exhibit Center

323 Washington Street purchased for \$1.1 million in 2012

Designated a Single Building Historic District in 2020

Designated the new ***Wellesley History & Exhibit Center*** in 2024

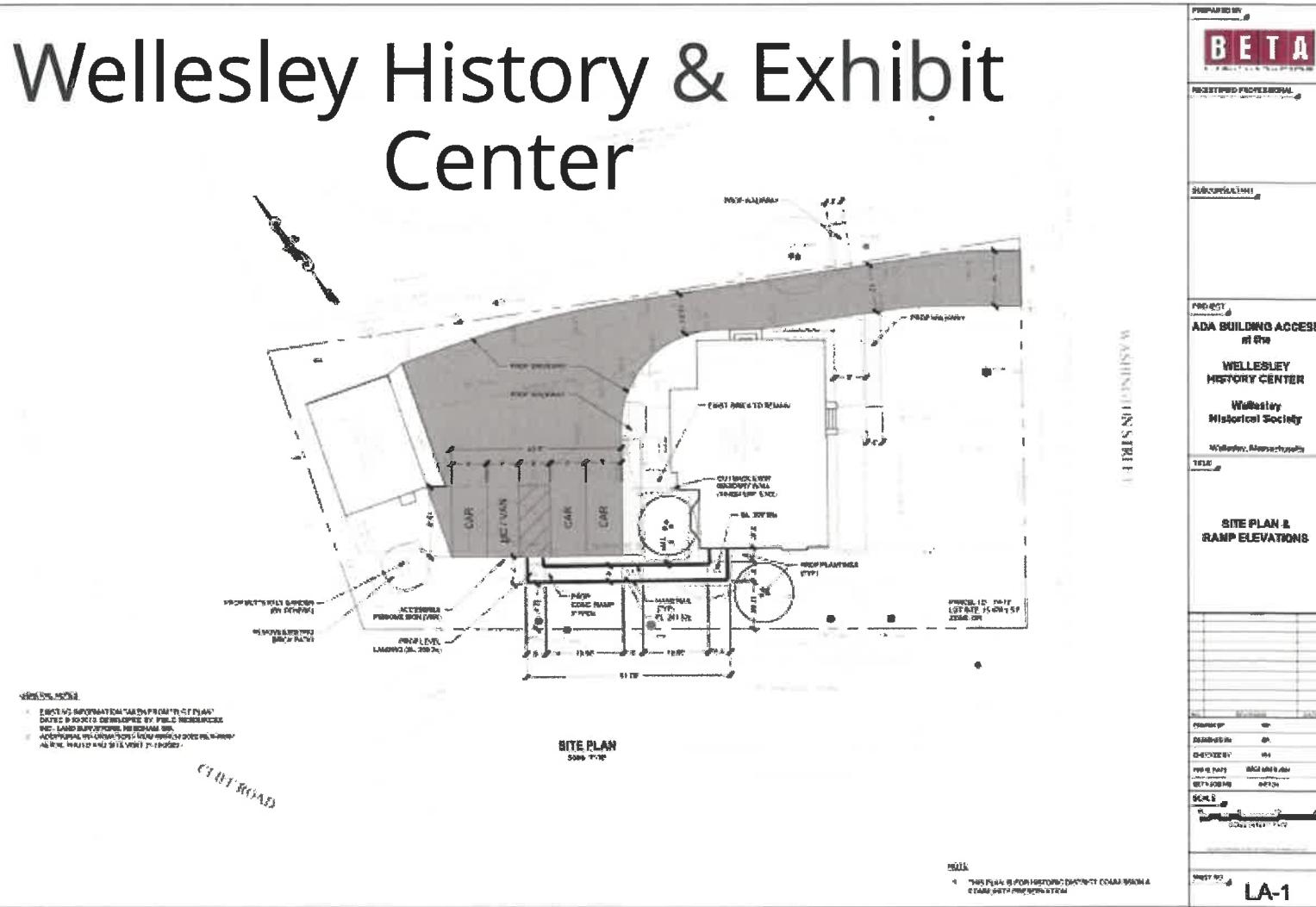
2025 - \$1.3 million in renovations, repairs and landscaping

Includes public exhibit space (4 galleries) and collections storage



**Wellesley History & Exhibit Center**  
September 2025

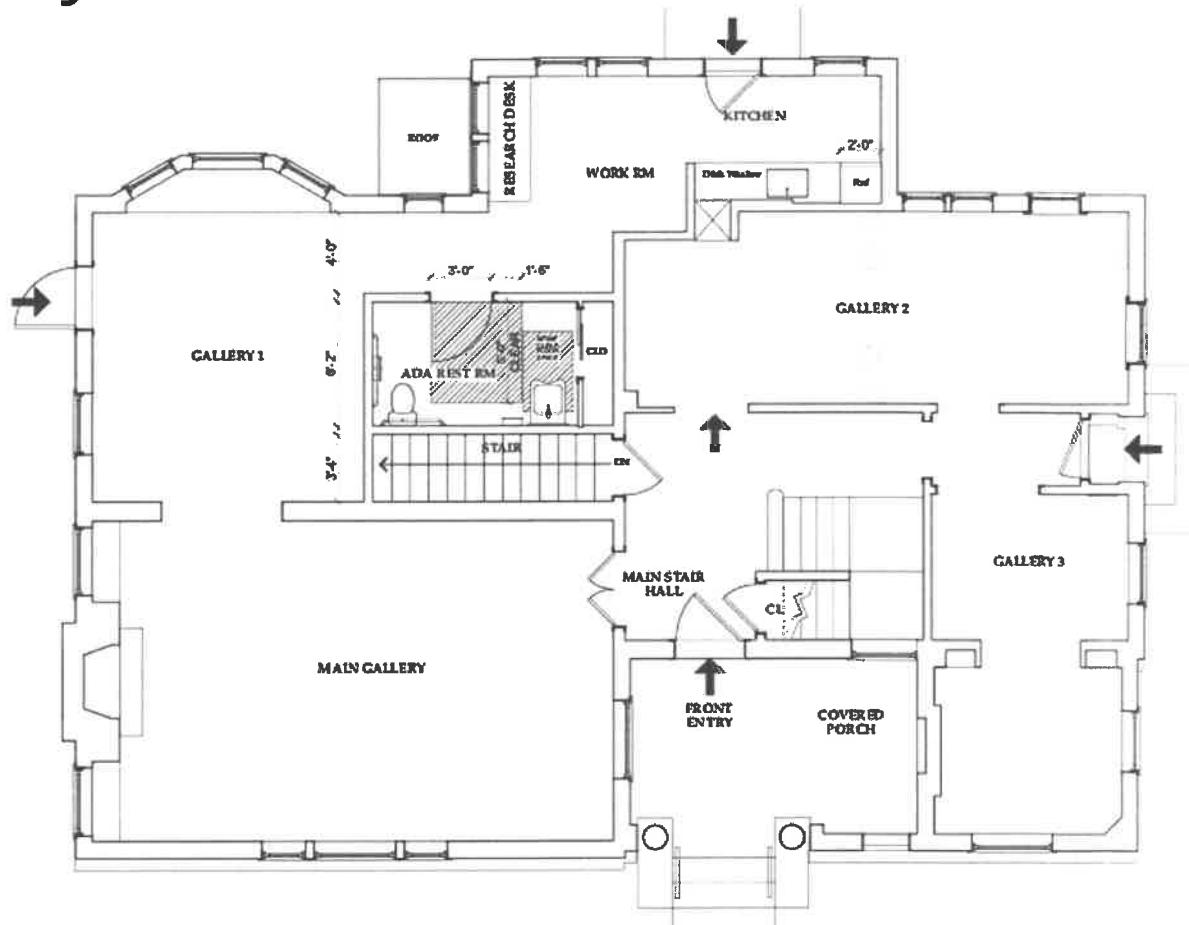
# Wellesley History & Exhibit Center



# Wellesley History Center – 1<sup>st</sup> Floor Plans – Gallery Space

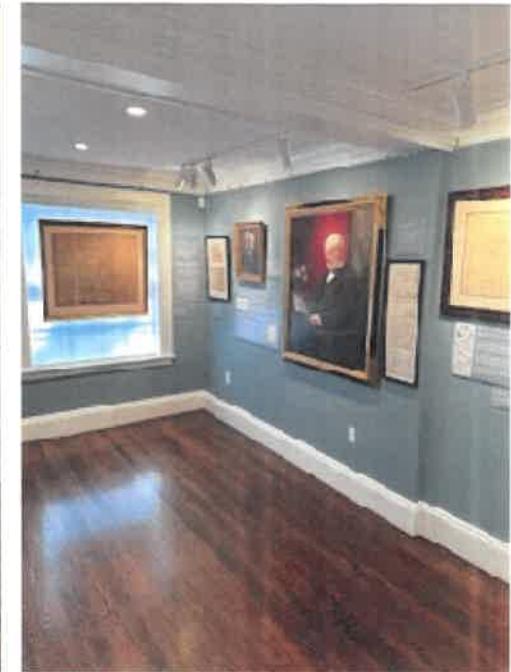
First floor:

- a. Four Galleries
- b. Research Area
- c. ADA Bathroom
- d. Kitchenette
- e. Four Exits
  - a. Each Side of building
  - b. One ADA Ramp





# Entrance



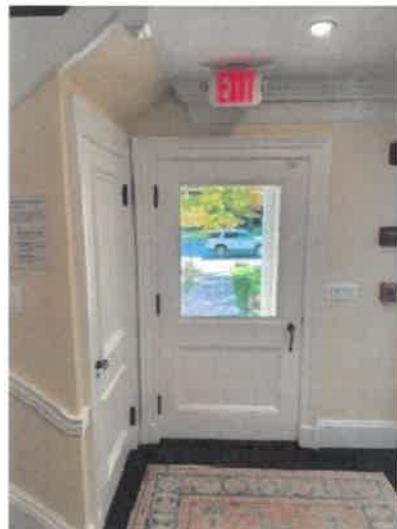
## Galleries

John and Patti Dirlam Gallery  
Martin and Melissa Padley Gallery  
Stanley E. Pratt Gallery  
Edith and Paul Babson Gallery

# Exits



Front Door



Inside Front Door



Back Door



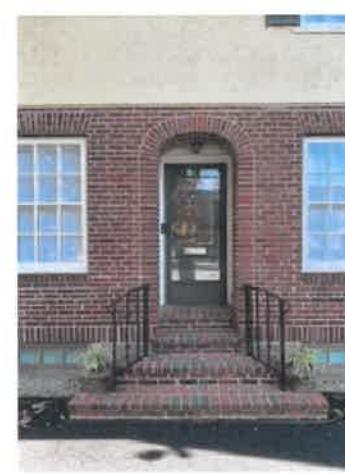
Inside Back Door



ADA Entrance



Inside ADA Door



Side Door



Inside Side Door

# Security and Fire Protection



Wellesley Historical  
Society  
seeks to modify  
its current  
Special Permit for  
Usage



**Unitarian  
Universalist  
Society of  
Wellesley Hills and  
Wellesley  
Historical Society**

**Memorandum of  
Understanding**

**Concerning  
Parking**

August 24, 2024

**Unitarian Universalist Society of Wellesley Hills and Wellesley Historical Society  
Memorandum of Understanding**

This Memorandum of Understanding is by and between the Unitarian Universalist Society of Wellesley Hills, located at 309 Washington Street, Wellesley, MA 02481 (UUSWH) and the Wellesley Historical Society Inc., located at 323 Washington Street, Wellesley, MA 02481 (WHS) (together the "Parties").

**I. Wellesley History Center Parking**

- a. WHS agrees that, except as provided below, WHS will instruct staff and visitors to the Wellesley History Center to park at the Wellesley History Center, or use the ample street parking and the local municipal parking lots on or near Washington Street.

**II. WHS Sponsored Event Parking**

- a. On occasion, WHS may seek permission from UUSWH to use the UUSWH parking lot for events sponsored by WHS. If UUSWH grants WHS permission to use its parking lot, WHS may instruct its visitors to park in up to 20 spaces in the UUSWH parking lot, as designated by UUSWH and UUSWH agrees that no fee will be charged by UUSWH for such usage.

**III. Wellesley Public School Parking**

- a. On occasion, WHS may invite students and teachers from the Wellesley Public Schools to visit the Wellesley History Center. WHS may seek permission from UUSWH to use its parking lot to accommodate school buses for such a visit (as well as permission for the students to be dropped off and picked up in the UUSWH parking lot). If UUSWH grants permission for WHS to use its parking lot for this purpose, WHS may instruct the Wellesley Public Schools to use the UUSWH parking lot for the visit by the students. WHS and UUSWH agree that no fee will be charged by UUSWH for the usage of the parking lot for such a visit.

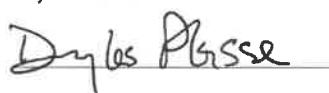
**IV. Third Party Sponsored Event Parking**

- a. On occasions when WHS rents the Wellesley History Center to a third party, WHS may seek permission from UUSWH to use the UUSWH parking lot for a Third Party Sponsored Event. If UUSWH grants permission for WHS to use the UUSWH parking lot for a Third Party Sponsored Event, WHS may instruct visitors to park in the UUSWH

parking lot, in up to 20 spaces as designated by UUSWH. WHS acknowledges that UUSWH will charge WHS a fee of \$6 per car per day for the usage of the parking lot for each of these events. UUSWH will inform WHS of any changes to its rental fees.

- V. The Parties agree that this Memorandum of Understanding does not provide a specific warranty or indemnity to the other Party or to any third party for such access. The Parties also agree either Party may withdraw from this Memorandum of Understanding with 30-days' notice.
- VI. The Parties agree that force majeure events may leave the parking lot inaccessible or affect the condition of the land. The parties agree that a force majeure event may include, but is not limited to, the financial state of either Party, both of which are non-profit entities.

The Parties hereby agree to this Memorandum of Understanding, effective 9/1/2024 and that this agreement supersedes all other written or oral agreements pertaining to the subject matter above.



Douglas Poutasse  
Chair, Board of Trustees  
UUSWH



Peter J. Mongeau  
President of the Board of Directors  
Wellesley Historical Society

**Letter of Support  
From  
325 Washington Street**

Donald Breda  
29 Arcadia Road  
Natick, MA 01760

September 15, 2025

Zoning Board of Appeals  
Town of Wellesley  
888 Worcester Street, Suite 160  
Wellesley, MA 02482

Re: Support for Changes to Special Permit 323 Washington Street, Wellesley History & Exhibit Center

Dear Members of the Zoning Board of Appeals,

As the owner of 325 Washington Street, the abutting property to 323 Washington Street, I am writing to express my full support for the proposed changes to the Special Permit for 323 Washington Street outlined in Appendix A.

Throughout the construction and rehabilitation of the Wellesley History & Exhibit Center, the Wellesley Historical Society has been consistently considerate of my property and tenants. They have communicated construction schedules clearly and provided advance notice of any exterior work.

I have also toured the new facility and recognize the important role the Wellesley History & Exhibit Center will play in the community. As a cultural institution, it will foster civic pride and serve as a valuable resource for the town and its residents.

For these reasons, I strongly support the requested changes to the Special Permit.

Thank you for your consideration.

Sincerely,



Donald Breda

#### **AppendixA**

1. There shall be no overnight living in the premises.
2. Researchers will be allowed to utilize 323 Washington Street. It is anticipated that it will consist of five people per week or up to two people per day.
3. The Wellesley Historical Society may host Wellesley Public School groups or other school groups. The children will arrive via school bus that will park in the Wellesley Unitarian parking lot where they will disembark. The children will walk along the connecting pathway from the parking lot to the Wellesley Historical Society property.
4. The Wellesley Historical Society may host workshops or small gatherings of no more than 35 people fifteen times a year. The workshops or small gatherings must be held on the 1<sup>st</sup> floor of the building or on the property.
5. The Wellesley Historical Society may host or rent 323 Washington Street for twenty events a year of up to 75 people. The events must be held on the 1<sup>st</sup> floor of the building or on the property.
6. The Special Permit shall expire three years from the date time stamped on the decision.

# Modification of Special Permit - 1

1. There shall be no overnight living in the premises.

**No Modification**

2. Researchers who presently go to the Dadmum-McNamara House at 229 Washington Street shall be allowed to go to this building. It is anticipated that will consist of five people per week or one person per day.

2. **Researchers will be allowed to utilize 323 Washington Street. It is anticipated that it will consist of six people per week or up to two people per day.**

**Modification**

# Modification of Special Permit - 2

3. The Historical Society may host the third graders in Wellesley Public Schools for seven days in June between 9 am and 1 pm for their Butterfly Program. The children will arrive via school bus that will drop them in the Unitarian Church parking lot where there is a connecting pathway to the Wellesley Historical Society property.

**3. The Wellesley Historical Society may host Wellesley Public School groups or other school groups. The children will arrive via school bus that will park in the Wellesley Unitarian Church parking lot where they will disembark. The children will walk along the connecting pathway from the parking lot to the Wellesley Historical Society property.**

## **Modification**

4. The Historical Society may host events for public, semi-public institutions of a philanthropic, charitable, or religious character for no more than 35 people up to 15 times a year.

## **No Modification**

# Modification of Special Permit - 3

5. Private parties for fees shall not be permitted.

**No Modification**

6. This Special Permit shall expire three years from the date time stamped on the decision.

**No Modification**

# Modification of Special Permit - 4

The Historical Society may host events for public, semi-public institutions of a philanthropic, charitable, or religious character for no more than 75 people up to 15 times a year.

## **Proposed Modification - Addition**

Wellesley Historical Society seeks the approval for:

- I. Modification of its Special Permit



WELLESLEY  
HISTORICAL SOCIETY

# Thank you

Peter Mongeau, President  
[pjmongeau17@gmail.com](mailto:pjmongeau17@gmail.com)

Faith Ellis, Executive Director  
[director@wellesleyhistoricalsociety.org](mailto:director@wellesleyhistoricalsociety.org)

Bill Mordan, Treasurer  
[bill.mordan@gmail.com](mailto:bill.mordan@gmail.com)