

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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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
PETER COVO

Date:

1/27/26

ZBA:

2024-80

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit <u>— Amend</u>	<u>✓</u> _____ \$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	<u>✓</u> _____ \$25
Petitioner assumes all costs for Peer Review		

Property Location:

679 WORCESTER ST

Zoning District:

20,000 SFT SINGLE RESIDENCE

Property located in a:

Historic District ☐ Yes ☒ NoWetlands Protection Area ☒ ☐Water Supply Protection District ☐ ☒

Prior Zoning Decisions:

Special Permit/Finding: ZBA 2024-80

Variance:

Applicable Section(s) of the Zoning Bylaw:

2.1.A.8.b AND SECTION 6.3

Explanation of Request:

MODIFICATION TO ORIGINALLY APPROVED SITE PLAN

Requested Relief:

_____ Lot Area

_____ Lot Coverage

_____ Frontage

_____ Front Yard Width

_____ Front Yard Depth (Street Setback)

_____ Side Yard Width (Side Line Setback)

_____ Rear Yard Depth (Rear Line Setback)

Other MODIFY EXISTING SPECIAL PERMITOWNER OF PROPERTY/PETITIONER: Mariela Vargas-Irwin

MAILING ADDRESS:

679 Worcester Street, Wellesley MA 02481

PHONE:

WORK: 617-2831276

HOME: _____

SIGNATURE OF OWNER:

Mariela Vargas-Irwin

AGENT FOR PETITIONER (PLEASE PRINT):

MICHAEL CONNORS

MAILING ADDRESS:

621 MAIN ST, SHREWSBURY MA 01545

PHONE:

WORK:

508-335-8123

HOME:

508-335-8123

EMAIL ADDRESS:

MIKE@REMODELWERKSLLC.COM

679 Worcester St
Wellesley MA 02482

Narrative describing request for Zoning Relief, 1.27.2026.

To Whom it may concern,

On January 9, 2025, the ZBA granted a special permit (ZBA 2024-80) on the above listed property to allow the existing two-family dwelling to be used as an Applied Behavioral Learning Services center in a Single Residence District. The decision was later recorded at the Norfolk County Registry of Deeds after the appeals period had expired.

The purpose of the special permit was to approve a child care facility in a single residential district. The project is otherwise in conformity with all dimensional requirements. This is still the case with the amended plans. No dimensional relief is requested.

After the special permit was granted, the project was brought to the WPC, seeking approval to build within the Wetland Buffer Zone(s). After multiple rounds of revisions, the site plan was approved, but the overall site plan, specifically related to parking, was heavily amended by the WPC. They requested all parking spaces be moved outside of the 100' buffer zone, but still allowed the one-way circulatory flow of traffic that was originally requested by the ZBA.

At the January 8, 2026 ZBA meeting, the approved site plan from the WPC was presented to the board. The board deemed that the change was significant enough to warrant a new public hearing.

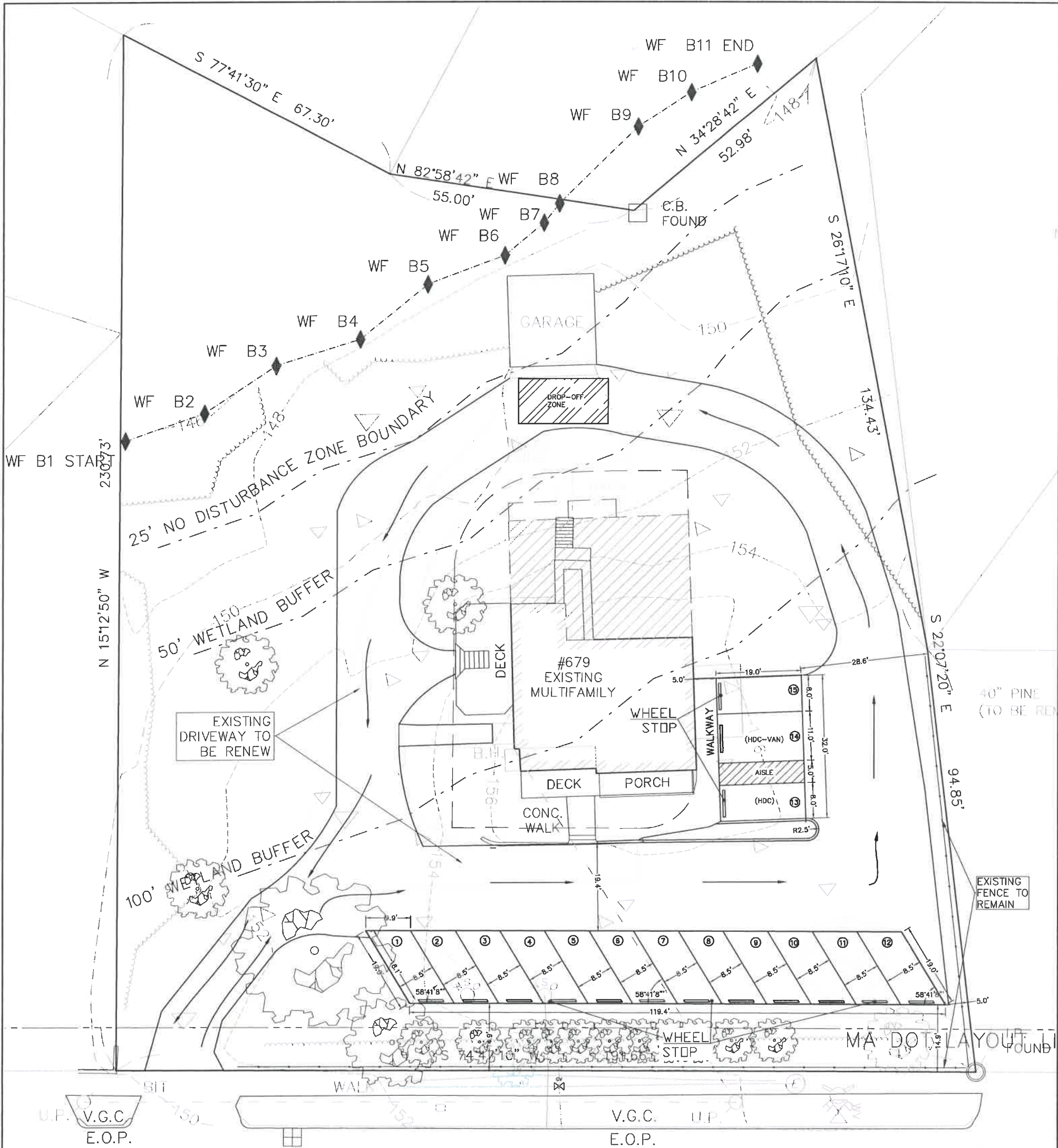
After the meeting, Spruhan Engineering, who performed the stormwater site plans and analysis for WPC, created an updated parking plan, showing dimensioned spaces, overall circulation, existing fence locations, handicap spaces, etc.

We are seeking an amendment to the existing special permit based on the newly submitted "PROPOSED PARKING LAYOUT PLAN" Dated 1.27.2026 by Spruhan Engineering.

Respectfully Submitted,



Michael T. Connors (Authorized agent)



NOTES:

1. SURVEY, BOUNDARY, AND SETBACK INFORMATION PROVIDED BY OTHERS. NO RESPONSIBILITY IS ASSUMED FOR PROPERTY LINES, EASEMENTS, OR ZONING COMPLIANCE.

2. ALL VEHICLES SHALL ENTER AND EXIT THE SITE IN A FORWARD DIRECTION. NO BACKING MOVEMENTS ONTO THE PUBLIC WAY.

3. PARKING LAYOUT IS CONCEPTUAL AND SUBJECT TO TOWN APPROVAL.

4. ACCESSIBLE (ADA/HDC) PARKING SHALL COMPLY WITH ADA AND MASSACHUSETTS 521 CMR.

5. ON-STREET PARKING IS NOT PROPOSED AND NOT RELIED UPON FOR ZONING COMPLIANCE.

6. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION.

HDC- HANDICAPPED DESIGNATED COMPLIANCE

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

SPRUHAN ENGINEERING, P.C.
80 JENNETT ST, (SUITE 1)
NEWTON, MA 02459
Tel: 617-816-0722
Email: edstrand@spruhaneng.com

679 WORCESTER STREET, WELLESLEY MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK		
BY	DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

DATE:	1/27/2026
DRAWN BY:	Y.L.
CHECKED BY:	G.B.
APPROVED BY:	E.S.

PROPOSED PARKING LAYOUT PLAN

SHEET C3.1

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SCOPE OF WORK:

ADDITION, INTERIOR REMODEL, SIDING,
ROOFING, EXTERIOR HARDSCAPE.

GENERAL NOTES:

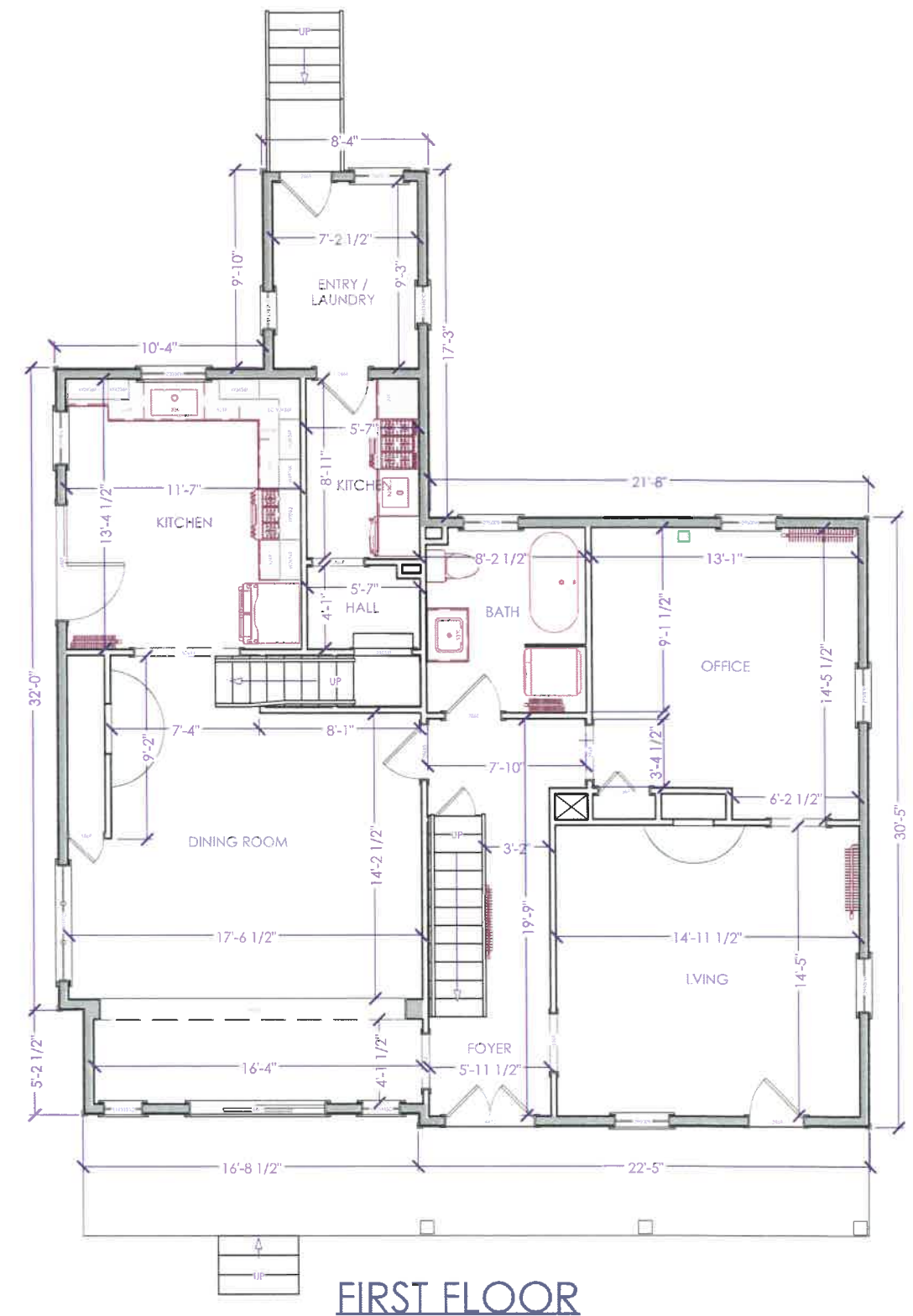
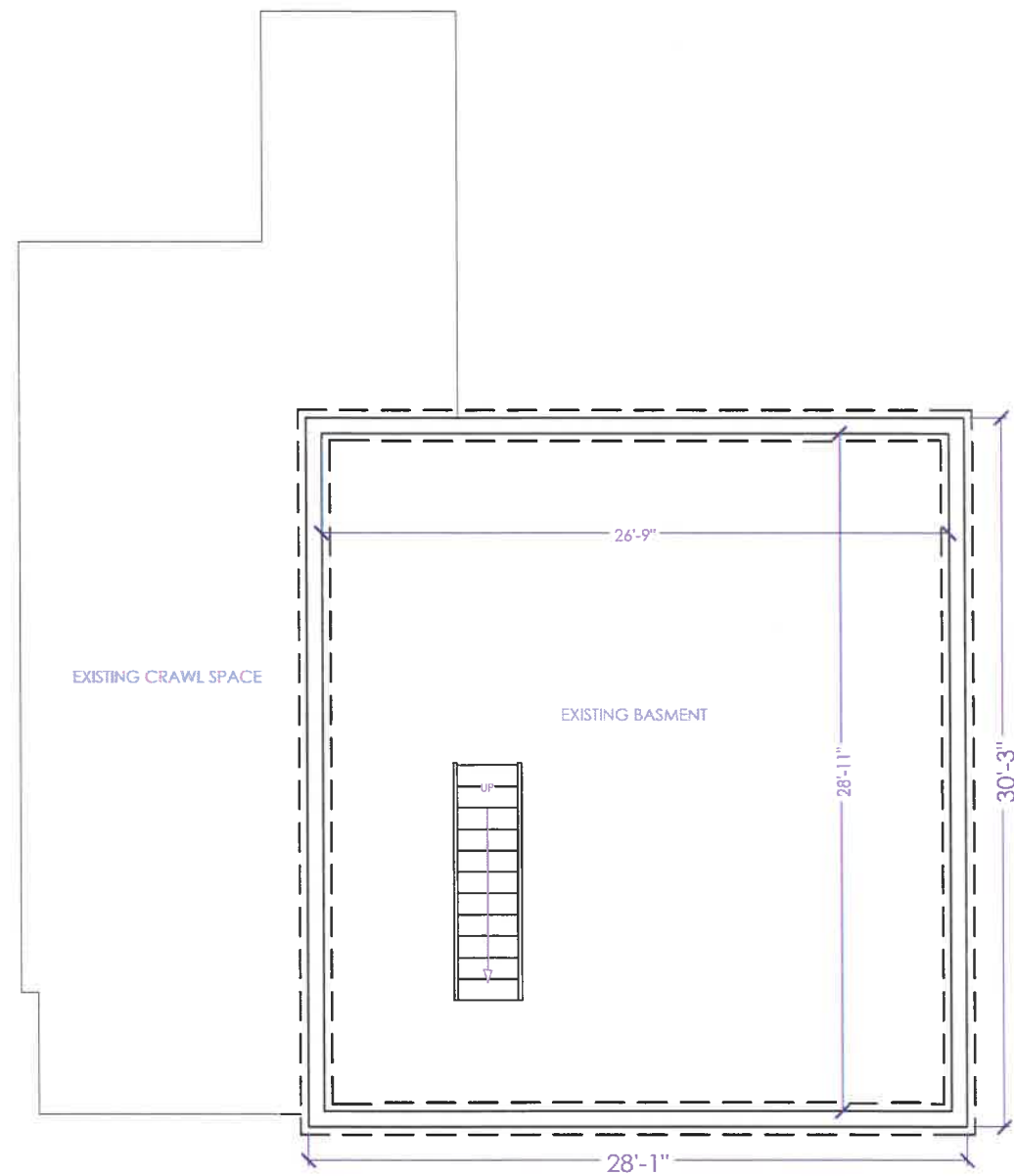
- 1: ALL DIMENSIONS ARE TO/FROM FINISH TO FINISH UNLESS OTHERWISE NOTED.
2: ALL DIMENSIONS TO BE VERIFIED IN FIELD DURING DEMOLITION PHASE.
3: THESE DRAWINGS WERE PRODUCED WITH THE INTENTION TO BE USED FOR REMODELWERKS DESIGN/BUILD SYSTEM, AND THEY DO NOT CONTAIN SUFFICIENT DETAILS FOR USE BY OTHER BUILDING/REMODELING COMPANIES. RW AND THE DESIGNER SHALL NOT BE HELD LIABLE OR FINANCIALLY RESPONSIBLE FOR ANY REASON IF OTHER CONTRACTORS PERFORM THE CONSTRUCTION. THESE DRAWINGS MUST BE FIELD VERIFIED FOR ANY AND ALL CONDITIONS, DIMENSIONS, CONFORMITY WITH CODES, ETC.
4: THIS IS A SCHEMATIC SET OF DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION.

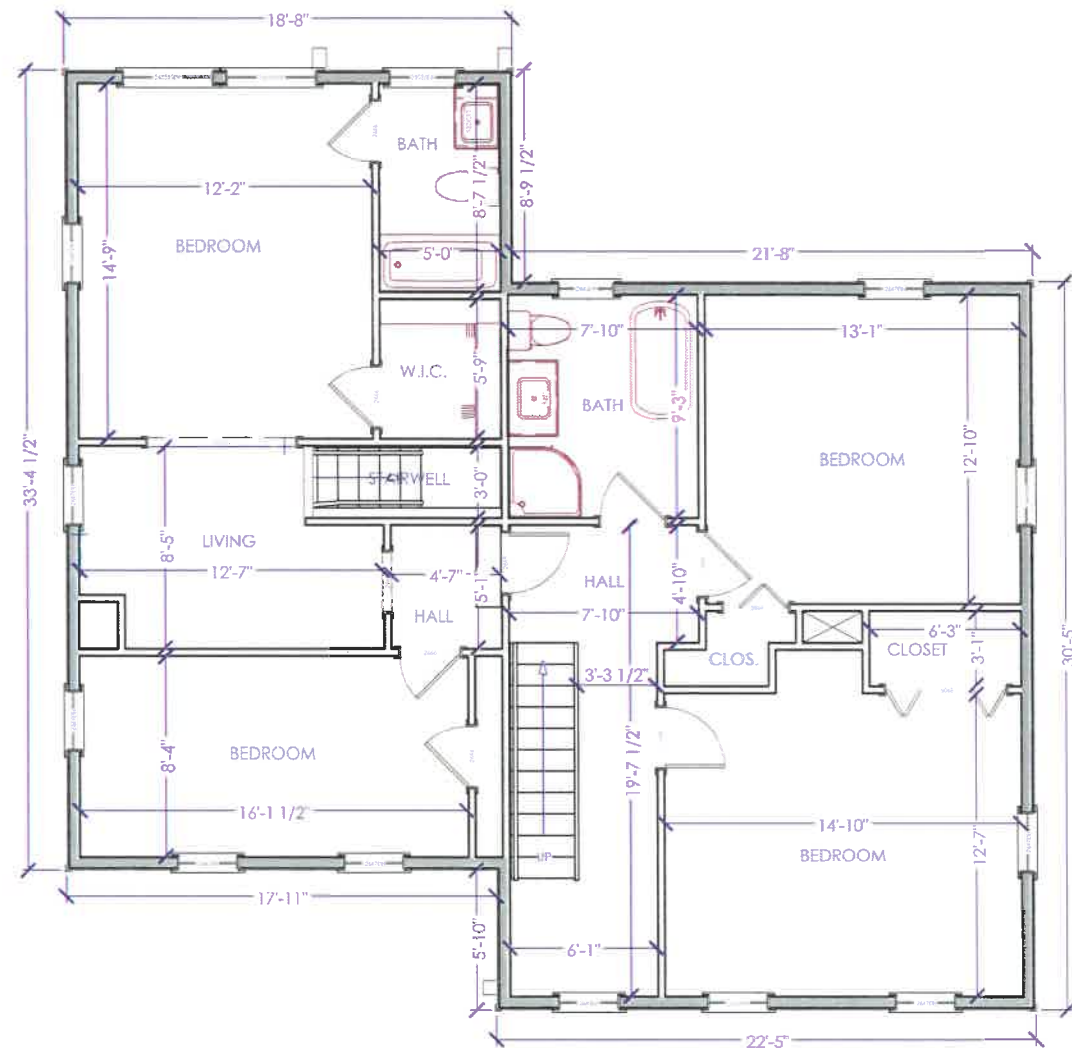
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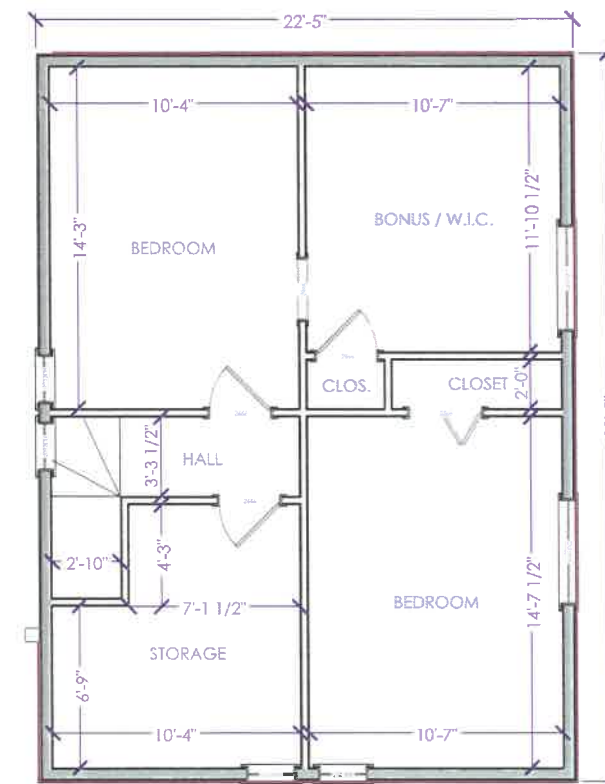
ABLS / VARGAS-IRWIN

679 WORCESTER STREET, WELLESLEY, MA 02482


$$\underline{1/8'' = 1'-0''}$$
A-2



SECOND FLOOR



THIRD FLOOR

EXISTING FLOOR PLANS
1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

EXISTING FLOOR PLANS

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

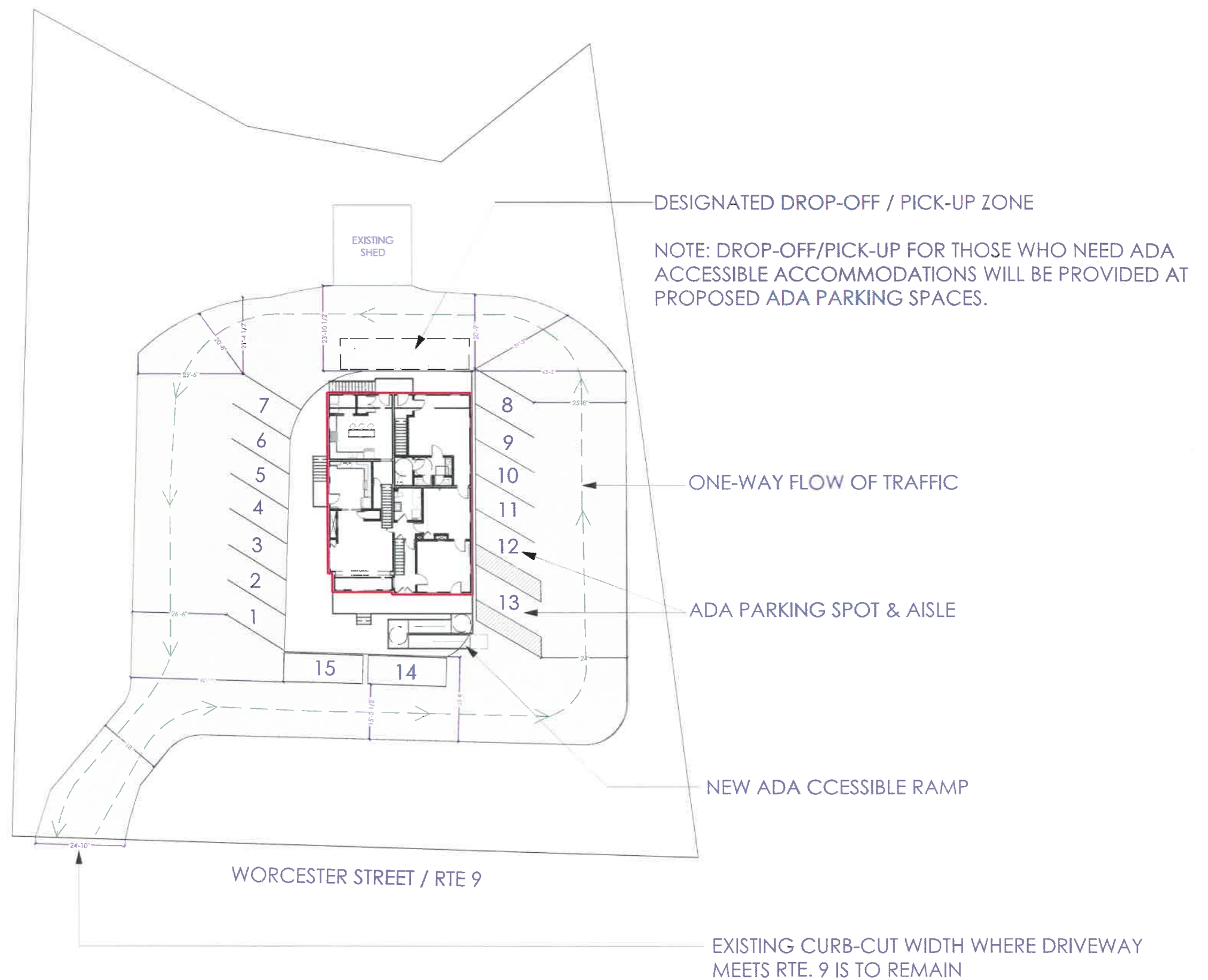
SCALE:

AS NOTED

DATE:

01.07.25

A-3



PROPOSED PLOT PLAN
NOT TO SCALE



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

PROPOSED PLOT PLAN

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

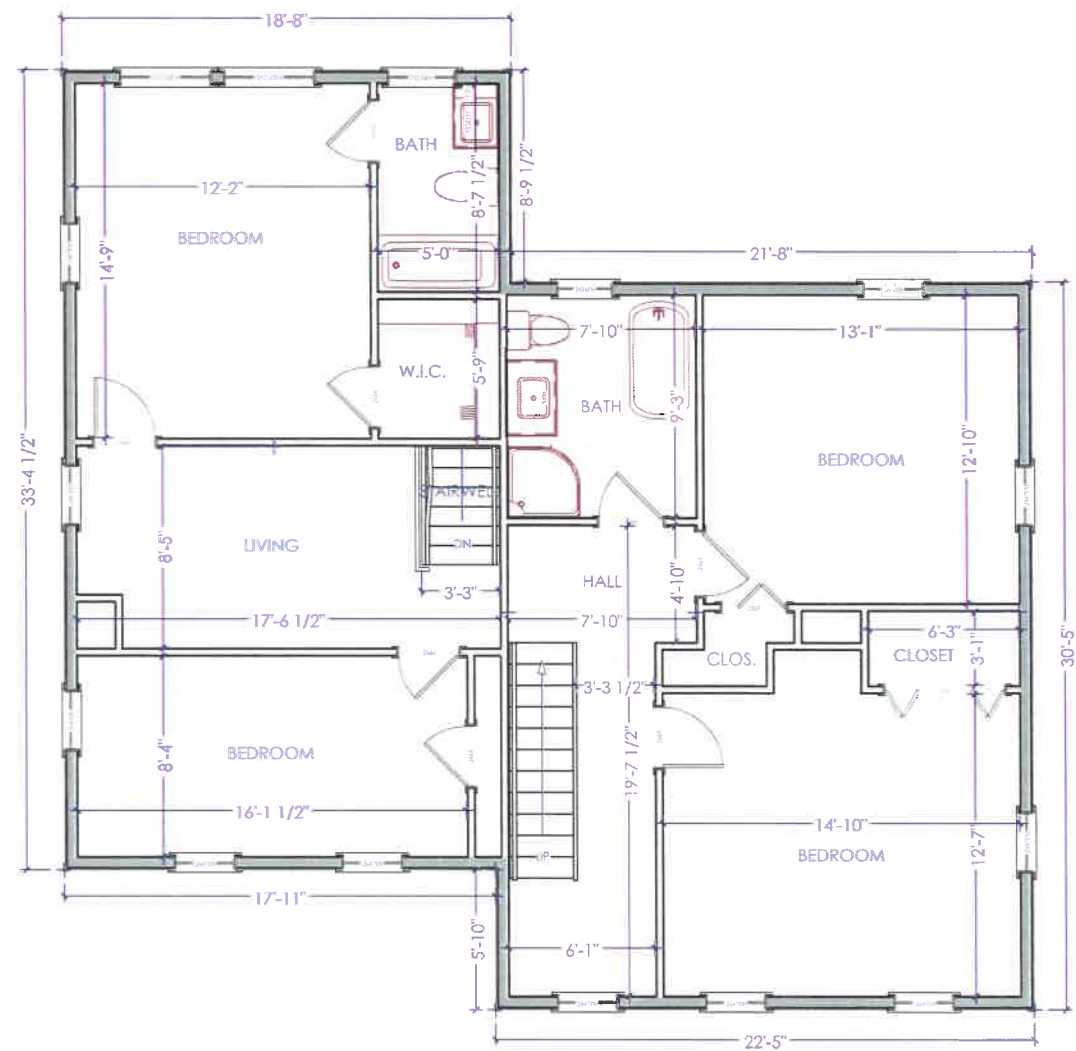
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AS NOTED

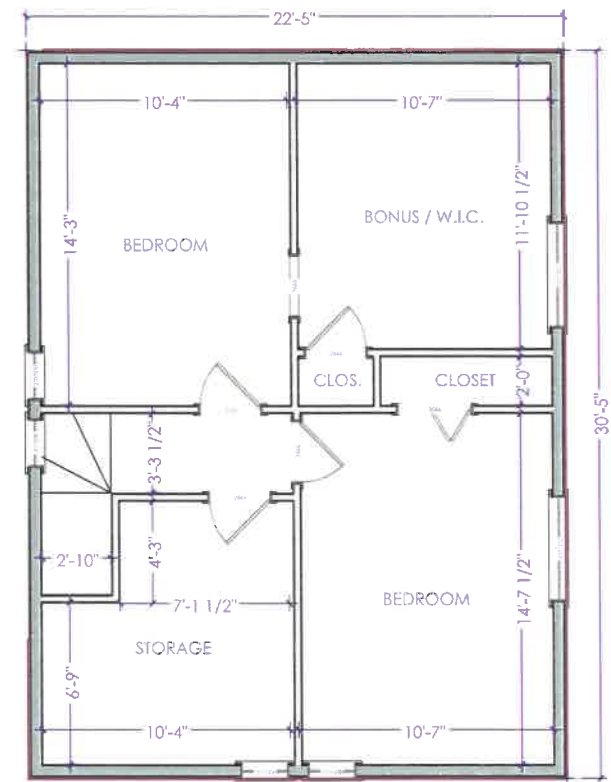
DATE:

01.07.25

A-4



SECOND FLOOR



THIRD FLOOR

PROPOSED SECOND & THIRD FLOOR PLANS

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

PROPOSED SECOND &
THIRD FLOOR PLAN

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

SCALE:

AS NOTED

DATE:

01.07.25

A-7

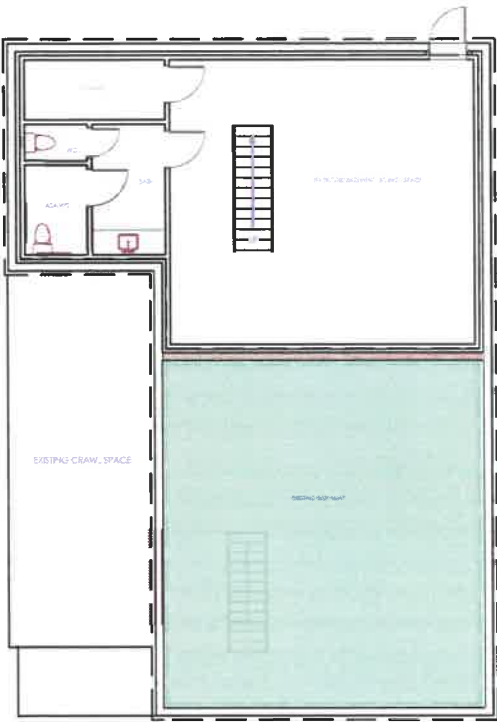
LEGEND

ABLS FACILITY

DWELLING UNIT #1

DWELLING UNIT #2

FIRE RATED SEPARATION



BASMENT



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

DIAGRAM - DU #1 VS. DU #2 VS. ABLs
1/8" = 1'-0"



FRONT ELEVATION



RIGHT ELEVATION

EXISTING EXTERIOR ELEVATIONS

1/8" = 1'-0"



REAR ELEVATION



LEFT ELEVATION

EXISTING EXTERIOR ELEVATIONS

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

EXISTING EXTERIOR
ELEVATIONS

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

SCALE:

AS NOTED

DATE:

01.07.25

A-10



PROPOSED EXTERIOR ELEVATIONS - FRONT

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

PROPOSED EXTERIOR
ELEVATIONS

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

SCALE:

AS NOTED

DATE:

01.07.25

A-11



PROPOSED EXTERIOR ELEVATIONS - RIGHT

1/8" = 1'-0"



PROJECT DESCRIPTION:

ABLS / VARGAS-IRWIN

SHEET TITLE:

PROPOSED EXTERIOR
ELEVATIONS

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

SCALE:

AS NOTED

DATE:

01.07.25

A-12



PROPOSED EXTERIOR ELEVATIONS - REAR
1/8" = 1'-0"



PROPOSED EXTERIOR ELEVATIONS - LEFT
1/8" = 1'-0"



PROJECT DESCRIPTION:
ABLS / VARGAS-IRWIN

SHEET TITLE:
PROPOSED EXTERIOR
ELEVATIONS

NO.	DESCRIPTION	BY	DATE
1	SCHEMATIC	GEF	01.07.25

SCALE:	DATE:
AS NOTED	01.07.25

A-14