

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN  
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 DAVID G. SHEFFIELD

LENORE R. MAHONEY  
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 (781) 431-1019 Ext. 2208

WALTER B. ADAMS  
 DEREK B. REDGATE  
 PETER COVO

Date: 1/23/26ZBA: 2026-10

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	\$200	
Special Permit	\$200	\$500
Special Permit/Findings	\$200	
Special Permit Renewals	X \$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	X \$25	\$25
Petitioner assumes all costs for Peer Review		

Property Location: 984 Worcester StreetZoning District: Bus. A

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

Prior Zoning Decisions: Special Permit/Finding: Variance: \_\_\_\_\_Applicable Section(s) of the Zoning Bylaw: Sections 2.10.1 and 6.3Explanation of Request: Renew Drive-Through Special Permit

## Requested Relief:

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

OWNER OF PROPERTY/PETITIONER: SIP Partners 984 Worcester StMAILING ADDRESS: 77 Newbury Street, Boston, MA 02216PHONE: 617-267-6828 HOME: \_\_\_\_\_SIGNATURE OF OWNER: SIP Partners 984 Worcester Road LLCAGENT FOR PETITIONER (PLEASE PRINT): CVS Pharmacy, Inc.MAILING ADDRESS: 1 CVS Drive, Woonsocket, RI 02895PHONE: 401-765-1500 HOME: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

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RICHARD L. SEEGEL

ZBA 2023-16

Petition of SIP Partners 984 Worcester Road LLC  
984 Worcester Street (CVS)

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Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, April 6, 2023, at the Tolles Parsons Center, 500 Washington Street, Wellesley, on the petition of SIP Partners 984 Worcester Road LLC requesting renewal of a Special Permit pursuant to the provisions of Section 2.10.1, Section 3.8, and Section 6.3 of the Zoning Bylaw to allow CVS Pharmacy to continue to use a portion of the premises at 984 Worcester Street for the purpose of a two lane drive-through facility that consists of a drive-through window and one pneumatic tube facility, where business is transacted from the vehicles of customers or patrons, which is a use not allowed by right in a Business A District.

On March 9, 2023, 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 Brian Levey, Esq., representing CVS Pharmacy. Mr. Levey said that he conferred with the store manager about renewing the special permit. He said that the manager confirmed that the drive-through is in good condition and there have been no issues with pedestrian or vehicular traffic.

No member of the public wished to speak to the petition.

### Statement of Facts

The subject property is located at 984 Worcester Street, in a Business A District.

The Petitioner is requesting renewal of a Special Permit pursuant to the provisions of Section 2.10.1, Section 3.8, and Section 6.3 of the Zoning Bylaw to allow CVS Pharmacy to continue to use a portion of the premises at 984 Worcester Street for the purpose of a two lane drive-through facility that consists of a drive-through window and one pneumatic tube facility, where business is transacted from the vehicles of customers or patrons, which is a use not allowed by right in a Business A District.

On April 5, 2023, the Planning Board reviewed the petition and recommended that renewal of the special permit be approved.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. A Special Permit is required pursuant to the provisions of Section 2.10.1, Section 3.8, and Section 6.3 of the Zoning Bylaw to allow CVS Pharmacy to use a portion of the premises at 984 Worcester Street for the purpose of a two lane drive-through facility that consists of a drive-through window and one pneumatic tube facility, where business is transacted from the vehicles of customers or patrons, which is a used not allowed by right in a Business A District.

It is the opinion of this Authority that the traffic circulation pattern shall not create a dangerous situation in the parking lot, and that the use of the premises to contain a two lane drive-through facility that consists of a drive-through window and one pneumatic tube facility, where business is transacted from the vehicles of customers or patrons is in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted to SIP Partners 984 Worcester Road LLC as voted unanimously by this Authority at the Public Hearing, for the use of its premises for a two lane drive-through facility, subject to the following condition:

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