



TOWN OF WELLESLEY

MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

January 8, 2026
7:30 pm
Remote Public Hearing

Zoning Board of Appeals Members Present:

Robert W. Levy
Walter B. Adams
Derek B. Redgate

BUSINESS MEETING

ZBA 2024-80, AMOS AMI SAADA (ABLS), 679 WORCESTER STREET

The Board addressed a request for determination of a minor modification for a previously approved special permit at 679 Worcester Street. Chair Levy explained that after the ZBA granted the special permit, the applicant went to the Wetlands Protection Committee (WPC), which required changes to the site plan that conflicted with the ZBA approval.

Michael Connors, representing the applicant, clarified that while the entrance/exit from Route 9 remained unchanged, WPC required moving parking outside the 100-foot buffer zone. The original plan had parking on both sides of the building, but the modified plan relocated most parking to the front while maintaining the circular traffic pattern that was a key requirement in the original ZBA approval.

The Board discussed whether this constituted a minor modification:

- Chair Levy noted that the change represented a "wholesale change in the entire parking scheme" and stated that minor modifications are typically limited to typographical errors or very minimal changes.
- Board member Adams observed that the civil plan submitted did not clearly delineate all parking spaces, making it difficult to verify the parking count.
- The applicant confirmed they maintained 15 parking spaces with 2 handicapped spaces.

After discussion, the Board determined this was not a minor modification and would require a public hearing with proper notice to abutters.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to make a determination that the proposed changes do not constitute a minor modification and require review at a public hearing.

Mr. Adams voted aye.

Mr. Redgate voted aye.

Mr. Levy voted aye.

PUBLIC HEARING

ZBA 2025-60, HANK NEWMAN & ALEJANDRA TEJADA, 14 HILL TOP ROAD

Present at the public hearing was David Himmelberger, Esq., who requested leave to withdraw the application without prejudice. Chair Levy clarified that at the previous hearing, the Board had continued the matter to give the applicants an opportunity to make their case, rather than denying the petition as suggested in an email received by the Board. Mr. Himmelberger explained that the applicants had decided to move to another home rather than continue with the process.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to allow the petition to be withdrawn without prejudice.

Mr. Adams voted aye.

Mr. Redgate voted aye.

Mr. Levy voted aye.

ZBA 2026-01, CHUNYONG LIN, 13 FELLS ROAD

Present at the public hearing was David Hemmelberger, Esq., representing owner Chunyong Lin, the Petitioner. Mr. Hemmelberger presented a request for a special permit to demolish and rebuild a pre-existing nonconforming structure on a nonconforming lot. He said that the property is located on a lot of less than 10,000 square feet in a 10,000 square foot district and has no frontage. He said that the property is accessed via a deeded easement. He said that the proposed home would be under 3,600 square feet of TLAG, just below the trigger for Large House Review. He said that the house was reviewed by the Historical Commission and received a waiver. He said that the new home will be fully dimensionally compliant with all zoning bylaws except for lot size and frontage. He said that a revised plot plan moved the house forward by 5 feet to increase the rear setback from 22.1 to 27.1 feet

Ms. Lin stated that she had communicated with the neighbor who would be most impacted by the construction and received support. She said that she will work with her builders to address any concerns.

Mr. Adams expressed support for the project, noting it doesn't increase any existing nonconformities, and confirmed that the right-of-way driveway serves both 13 Fells Road and the property at the front.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to approve a special permit and make a finding that demolition of an existing nonconforming home and garage and construction of a new 2-story home that will meet all of the setback requirements on a 9,982 square foot lot in a single residence district with a minimum lot size of 10,000 square feet, with no frontage, will not be substantially more detrimental to the neighborhood, subject to a condition that the existing garage be removed.

Mr. Adams voted aye.

Mr. Redgate voted aye.

Mr. Levy voted aye.

ZBA 2026-02, WELLESLEY COLLEGE, 33 DOVER ROAD

Present at the public hearing was Peter Eastment, Director of Faculty Housing at Wellesley College, who requested renewal of a special permit for student housing. He said that the property houses 9 students in the main building and 7 in the adjoining carriage house. He said that the occupancy level has remained consistent since 1984.

Mr. Eastment confirmed that all six conditions from the 2022 permit would remain in effect. He said that the property borders the golf course on one side and another college property. He said that it is a quiet setting with no issues from neighbors.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to renew the special permit, subject to the conditions that are currently in effect.

Mr. Adams voted aye.

Mr. Redgate voted aye.

Mr. Levy voted aye.

ZBA 2026-03, WELLESLEY COLLEGE, 629 WASHINGTON STREET

Present at the public hearing was Peter Eastment, Director of Faculty Housing at Wellesley College, who said that the request is to renew a special permit for Danforth House, which is a three-family residence for Wellesley College faculty. He said that the college purchased the property from Dana Hall School in 1991, and it has operated under a special permit since that time.

Mr. Eastment confirmed that all six conditions from the previous permit would remain in effect. He noted that the college owns most of the adjoining properties and that the residence has adequate parking and lighting, providing a good option for faculty who want to be within walking distance of campus.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to renew the special permit, subject to the conditions that are currently in effect.

Mr. Adams voted aye.

Mr. Redgate voted aye.

Mr. Levy voted aye.

ZBA 2026-04, WELLESLEY COLLEGE, 828 WASHINGTON STREET

Present at the public hearing was Peter Eastment, Director of Faculty Housing at Wellesley College, who said that the request is for renewal of a special permit for Cheever House at 828 Washington Street. He said that there has been a change in the property's use. He said that the Wellesley Centers for Women moved to campus, and the college's Development Office relocated from campus to Cheever House.

Mr. Eastment confirmed that all eight conditions from the previous permit would remain in effect. He said that there are no more than 40 offices in place that are currently occupied by 28 staff members. He said that

there would likely be less traffic since the Development Office staff frequently travels. He said that the hours of operation will remain the same.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to renew the special permit, subject to the conditions that are currently in effect.

Mr. Adams voted aye.

Mr. Redgate voted aye.

Mr. Levy voted aye.

ZBA 2025-62-MODIFY, WELLESLEY HISTORICAL SOCIETY, INC., 323 WASHINGTON STREET

Present at the public hearing was Faith Ellis, Executive Director of Wellesley Historical Society, Inc., the Petitioner. Ms. Ellis said that the request is to modify an existing special permit. She said that Wellesley Historical Society was previously granted permission to hold events for up to 35 people but was seeking approval for events for up to 75 people, which is the occupancy limit set by the Fire Department. She said that the events are for charitable and fundraising purposes. She said that the request is for permission for up to 20 events per year to provide flexibility. She said that the larger events for 75 people would be cocktail parties, exhibit openings, holiday events, and fundraisers. She said that the 35-person events would be for programming of a sit-down nature, such as speakers. She said that events would typically end by 8:30 to 9 pm at the latest. She said that the Society has adequate parking and an agreement with the Unitarian Universalist Church for overflow parking. She said that they have letters of support from neighbors, including the multi-unit dwelling next door.

Mr. Adams expressed support, noting that the number of events wasn't excessive and that the Historical Society plays an important role in preserving town history. Chair Levy expressed concern about potential impacts on the residential district. The Board discussed limited hours and neighbor support.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to approve modification of the existing special permit, ZBA 2025-62, to add a condition to allow Wellesley Historical Society to hold up to 20 events per year with a maximum of 75 people for semi-public institutions of philanthropic, charitable, and religious character, subject to a condition that the events not continue past 9 pm.

Mr. Adams voted aye.

Mr. Redgate voted aye.

Mr. Levy voted aye.

ZBA 2026-05, CHARLES HASSELBACK, 9 VANE STREET

Present at the public hearing were Charles Hasselback, the Petitioner, and Andrew Baker, Contractor.

Mr. Hasselback said that the request is for a special permit to make improvements to his cape-style home. He said that the proposed work included enclosing a second-floor deck at the back of the house and accessing garage attic space by adding shed dormers and raising the roof height.

Mr. Hasselback said that the lot is nonconforming at 8,232 square feet in a 10,000 square foot district, with nonconforming front, right, and left setbacks. He said that none of the proposed work would increase the

nonconformities. He said that the project received a negative determination from the Wetlands Protection Committee, requiring no further action.

The Board discussed whether the application required a special permit or a modification of a variance. Chair Levy noted that the application checked the box for a special permit finding, and the Board agreed to proceed on that basis rather than through the more stringent variance criteria.

Mr. Backer said that the TLAG will be 3,326 square feet, which is below the 3,600 square foot threshold for Large House Review. He said that he had not included a signed TLAG Affidavit in the application.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to approve a special permit and make a finding that the proposed addition of two shed dormers will not increase the nonconformity of the building and is not more detrimental to the neighborhood, subject to a condition that a TLAG Affidavit concluding that TLAG will be under 3,600 square feet, signed by an appropriate person, be submitted.

Mr. Adams voted aye.

Mr. Redgate voted aye.

Mr. Levy voted aye.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to authorize the Executive Secretary to sign the decisions on their behalf.

Mr. Adams voted aye.

Mr. Redgate voted aye.

Mr. Levy voted aye.

As there was no further business to come before the Board, the hearing was adjourned at 8:35 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary