



ZONING BOARD OF APPEALS  
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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

Date: 6/7/21

ZBA: 2021-62

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

2021 JUN -7 A 9:27  
PLANNING DEPARTMENT  
TOWN OF WELLESLEY, MA 02482

Property Location: S3 MARTIN RD, 02481 Zoning District: SR10

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

Prior Zoning Decisions: Special Permit/Findings: 1973 ZB 73-47 Variance: (EXCEPTION)  
Applicable Section(s) of the Zoning Bylaw: 19, 24

Explanation of Request: PLACING TWO HVAC AIR HANDLERS ON PROPERTY PER ATTACHED CPP AND SUPPLEMENTAL DOCUMENTS AND WETLANDS NEGATIVE DETERMINATION OF APPLICABILITY

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: WILLIAM SHRIBMAN

MAILING ADDRESS: S3 MARTIN RD, WELLESLEY

PHONE: WORK: \_\_\_\_\_ HOME: 781 772 1660

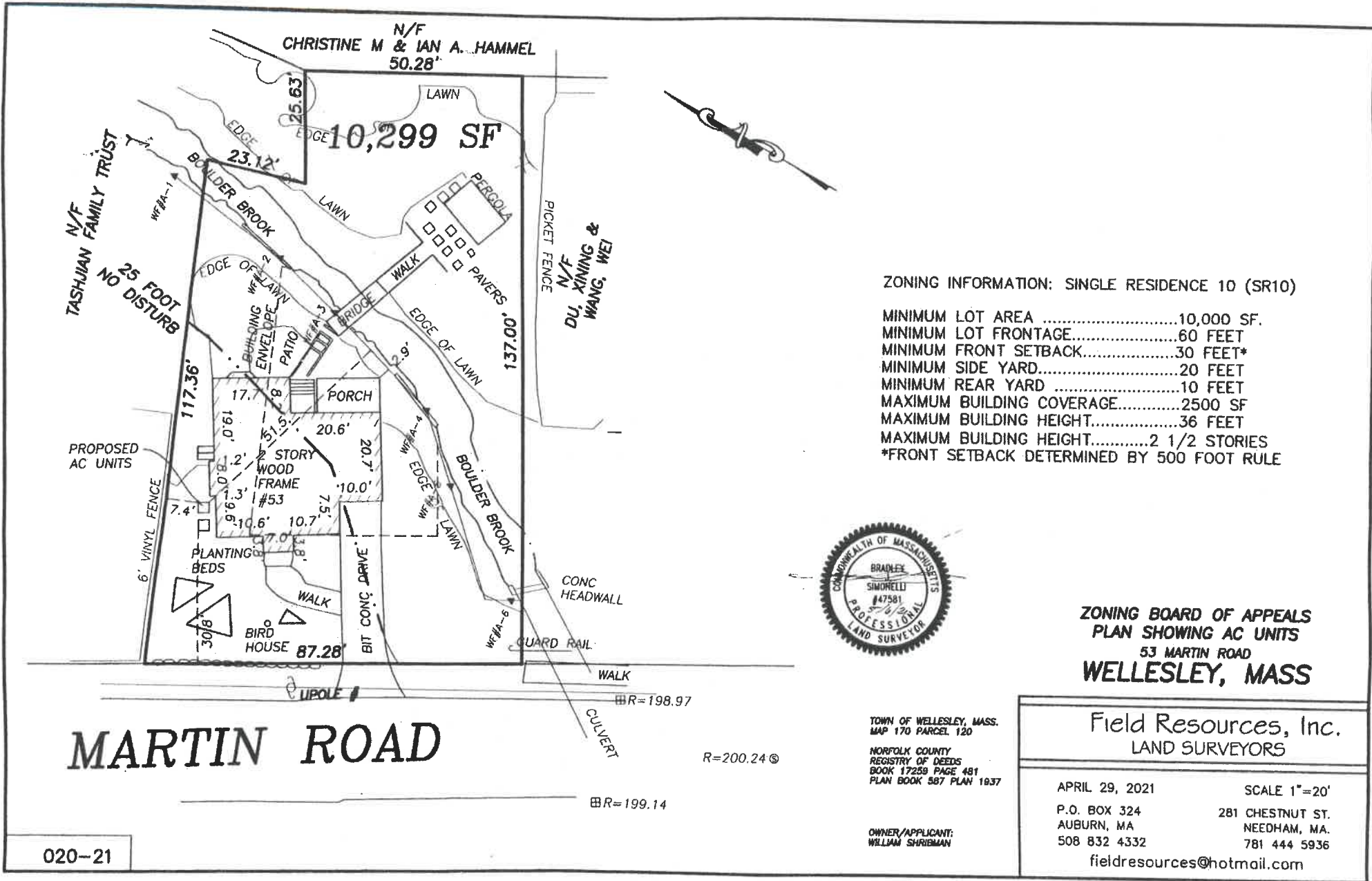
SIGNATURE OF OWNER: [Signature]

AGENT FOR HOMEOWNER (PLEASE PRINT): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: WORK: \_\_\_\_\_ HOME: \_\_\_\_\_

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



**ZONING INFORMATION: SINGLE RESIDENCE 10 (SR10)**

- MINIMUM LOT AREA .....10,000 SF.
- MINIMUM LOT FRONTAGE.....60 FEET
- MINIMUM FRONT SETBACK.....30 FEET\*
- MINIMUM SIDE YARD.....20 FEET
- MINIMUM REAR YARD .....10 FEET
- MAXIMUM BUILDING COVERAGE.....2500 SF
- MAXIMUM BUILDING HEIGHT.....36 FEET
- MAXIMUM BUILDING HEIGHT.....2 1/2 STORIES
- \*FRONT SETBACK DETERMINED BY 500 FOOT RULE



**ZONING BOARD OF APPEALS  
 PLAN SHOWING AC UNITS  
 53 MARTIN ROAD  
 WELLESLEY, MASS**

**MARTIN ROAD**

TOWN OF WELLESLEY, MASS.  
 MAP 170 PARCEL 120  
 NORFOLK COUNTY  
 REGISTRY OF DEEDS  
 BOOK 17259 PAGE 481  
 PLAN BOOK 587 PLAN 1937

**Field Resources, Inc.  
 LAND SURVEYORS**

APRIL 29, 2021                      SCALE 1"=20'  
 P.O. BOX 324                          281 CHESTNUT ST.  
 AUBURN, MA                          NEEDHAM, MA.  
 508 832 4332                          781 444 5936  
 fieldresources@hotmail.com

OWNER/APPLICANT:  
 WILLIAM SHRIEMAN

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020-21

**William Shribman**

**Marnie Millington**

781 772 1660 (home); 508 740 8891 (cell)

**Variance Application**  
Supplemental Documentation

53 Martin Road  
Wellesley MA 02481

**Zoning Information: Single Residence 10 (SR10)**

6/2/21

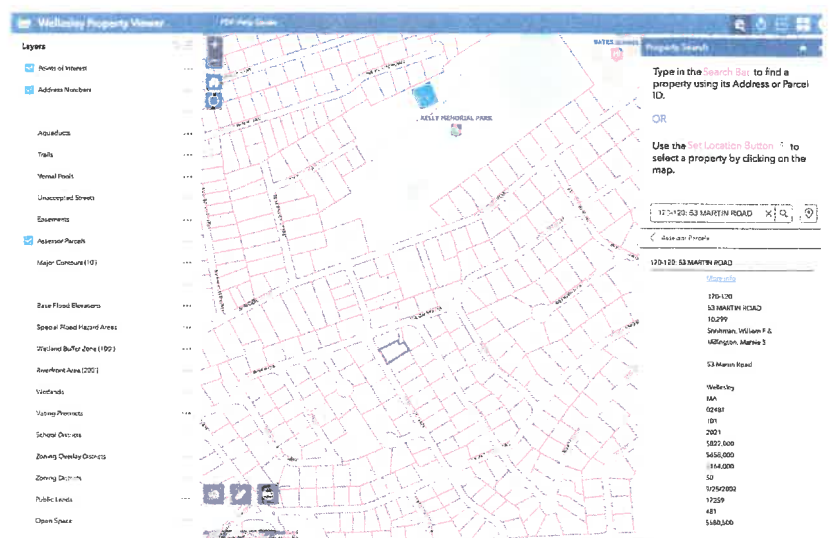
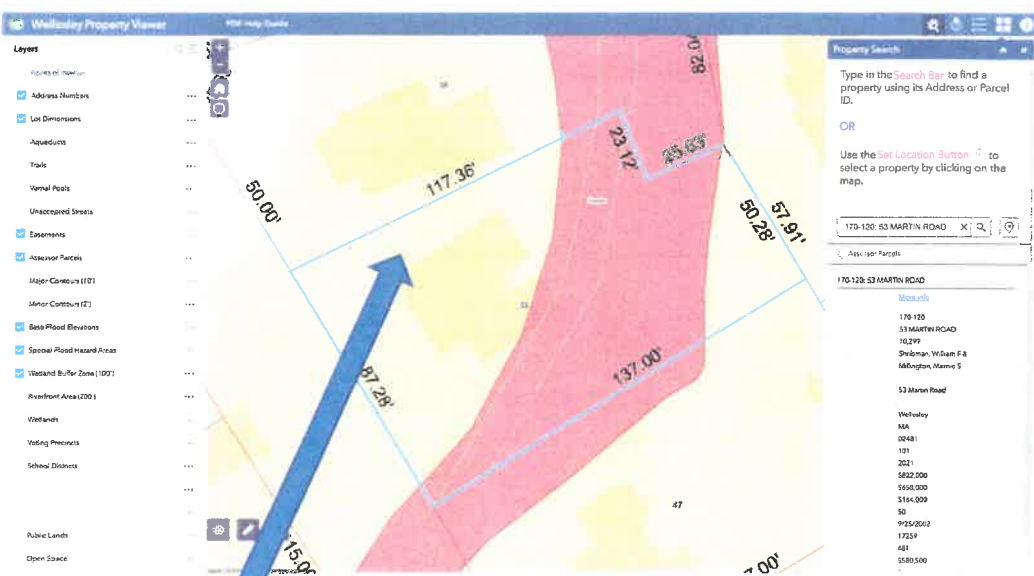
This request to Wellesley ZBA request is to place two HVAC air handling units at the North side of our property as part of proposed work to replace our heating system and to add cooling.

Each HVAC unit has a footprint of 28 square inches and would need to be placed 10 inches apart and be 10 inches from the house.

The work would be overseen by Eric Rockwood of Rockwood Inc.

After a vote on May 13, 2021 Wetlands Protection Committee approved a Negative Determination of Applicability (certified letter dated May 26, 2021):

**“The Wellesley Wetlands Protection Committee has voted to issue a Negative Determination of Applicability for the installation of two HVAC units within Riverfront and Buffer Zone.”**

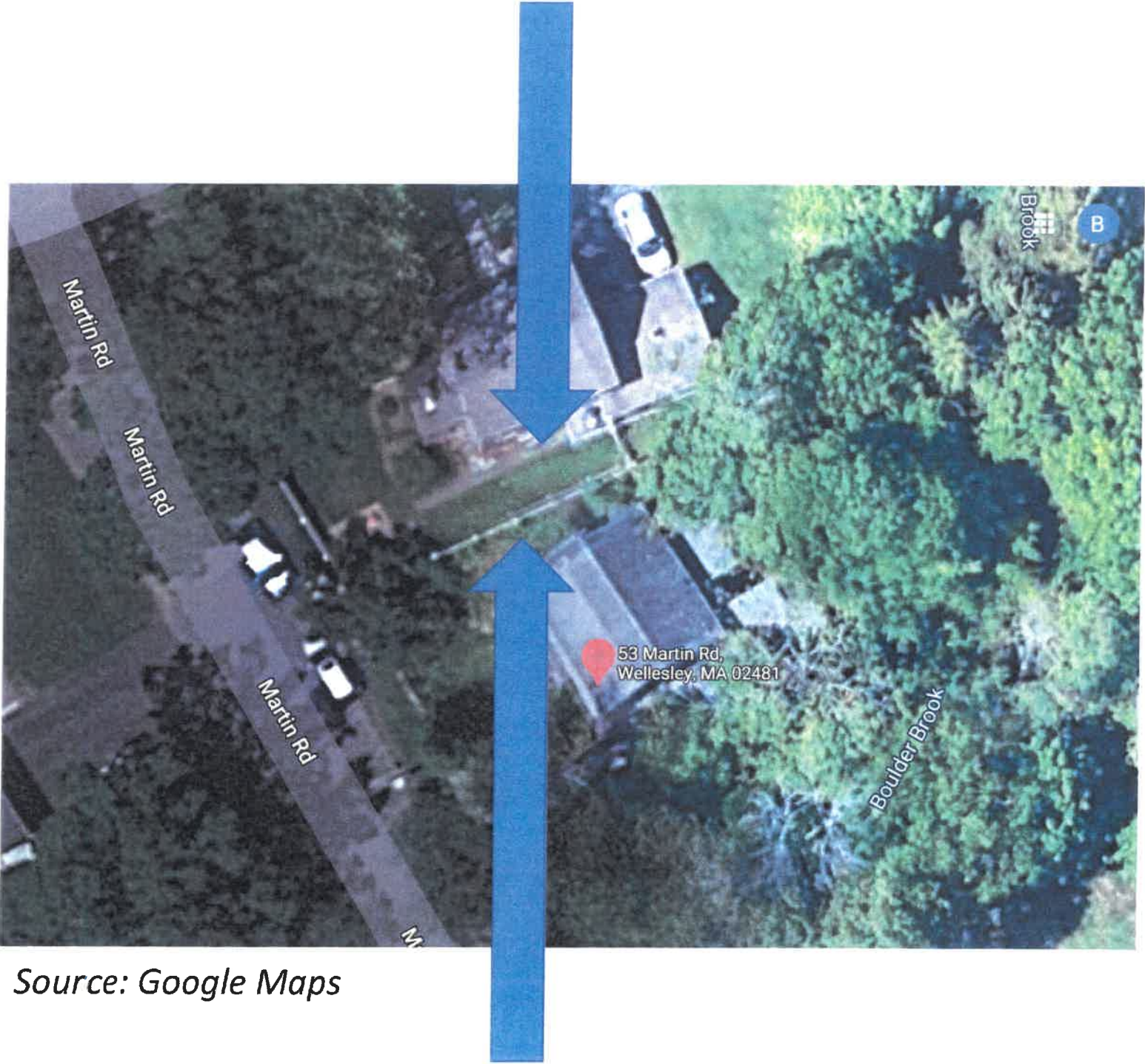


This arrow shows where we hope to place our HVAC hardware.

Source: Wellesley Property Viewer



Neighbor's house is on Pilgrim Rd so their back faces our side. This arrow shows where their cooling fan is.



Source: Google Maps

This arrow shows where we hope to place our HVAC hardware.



123A  
PREFERRED™ SERIES 13 AIR CONDITIONER  
WITH PURON® REFRIGERANT  
1-1/2 TO 5 NOMINAL TONS (SIZE 018 TO 060)



## Product Data



Bryant's Air Conditioners with non-ozone depleting Puron® refrigerant provide a collection of features unmatched by any other family of equipment.

**NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory ([www.ahridirectory.org](http://www.ahridirectory.org)) for the most up-to-date ratings information.**

### INDUSTRY LEADING FEATURES / BENEFITS

#### EFFICIENCY

- 13 SEER/11 EER
- Microtube Technology™ refrigeration system
- Indoor air quality accessories available

#### SOUND

- Sound level as low as 70 dBA

#### COMFORT

- System supports Thermidistat™ Control or standard thermostat

#### RELIABILITY

- Non-ozone depleting Puron® refrigerant
- Front-seating service valves
- Scroll compressor
- Internal pressure-relief valve
- Internal thermal overload
- Low-pressure switch
- High-pressure switch
- Filter drier
- Balanced refrigeration system for maximum reliability

#### DURABILITY

DuraGuard Plus™ protection package:

- Solid, durable sheet metal construction
- Steel louver coil guard
- Baked-on, complete outer coverage, powder paint

#### APPLICATIONS

- Long-line - up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
- Low ambient (down to -20°F/-28.9°C) with accessory kit