

TOWN OF WELLESLEY



MASSACHUSETTS

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: 6/29/21

ZBA: 2021-63

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		

2021 JUN 29 AM 10:00  
RECEIVED  
ZONING BOARD  
TOWN HALL

Property Location: 870 Worcester Street Wellesley, Ma 02482

Zoning District: Business

Property located in a:

Historic District	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Wetlands Protection Area	<input type="checkbox"/>		<input type="checkbox"/>	
Water Supply Protection District	<input checked="" type="checkbox"/>		<input type="checkbox"/>	

Prior Zoning Decisions: Special Permit/Finding: 58-71 Variance: \_\_\_\_\_  
Applicable Section(s) of the Zoning Bylaw: \_\_\_\_\_

Explanation of Request: We are requesting a Class II used car dealer license at 870 Worcester Rd Wellesley, Ma 02482

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: James Quinlan

MAILING ADDRESS: 870 Worcester Street Wellesley, Ma 02482

PHONE: WORK: 508.726.3606 Josh HOME: 508.395.6357 Jim

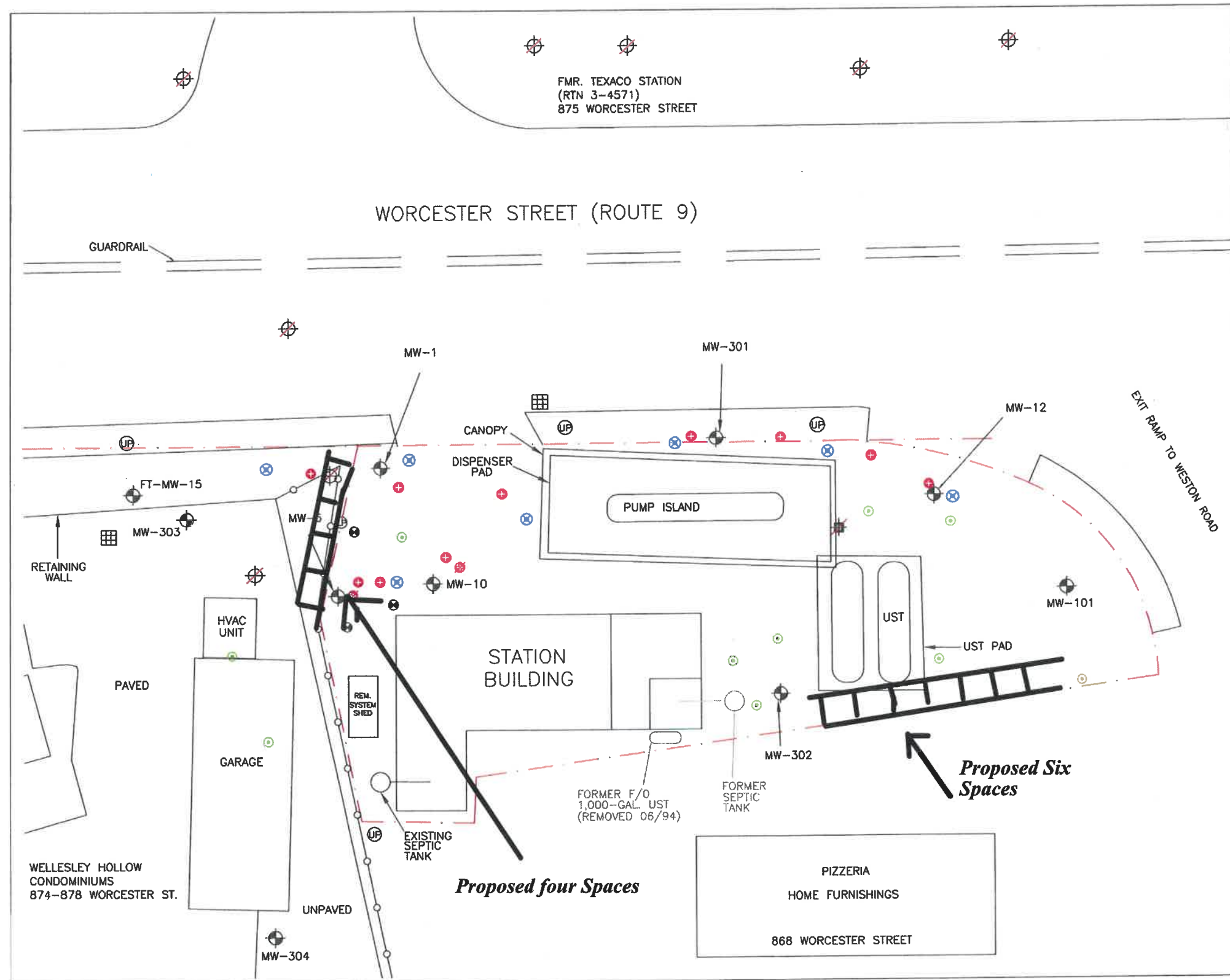
SIGNATURE OF OWNER: James Quinlan Joshua Marmor

AGENT FOR HOMEOWNER (PLEASE PRINT): n/a

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

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

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



**LEGEND**

- MONITORING WELL
- DESTROYED MONITORING WELL
- SOIL BORING
- SOIL VAPOR EXTRACTION WELL
- AIR SPARGE WELL
- ABANDONED AIR SPARGE WELL
- SOIL GAS POINT
- ABANDONED VAPOR EXTRACTION WELL
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE

- PROPERTY LINE
- FENCE

APPROXIMATE SCALE



DRAWN/REVISED BY: PDC/AL  
 REVISION DATE: 05/21/2020

FIGURE  
**2**

DRAWING TITLE

SITE PLAN

PREPARED FOR

FMR. SUNOCO SERVICE STATION  
 870 WORCESTER STREET  
 WELLESLEY, MASSACHUSETTS

2 Merchant Street, Suite 2  
 Sharon, Massachusetts 02067  
 PHONE: (781)793-0074 FAX: (781)793-7877

# ZONING BOARD OF APPEALS

Application for a special permit

## D. SPECIAL USE PERMIT STANDARDS

- The Special Permit Granting Authority may grant a special permit in accordance with this Section only if it finds that, in addition to all other conditions which may otherwise be required under this Zoning Bylaw, all of the following conditions are met:
- The additional Slides show pictures and answers to questions for our application process.
- Thank you

## I. VEHICULAR CIRCULATION

- That the circulation patterns for motor vehicles which would result from the proposed use or structure which is the subject of the special permit do not create conditions that add to traffic congestion or accident potential on the site or in the surrounding area.
- Answer: .
- *The vehicles for sale will be parked to the right of the garage and to the left of the store and will not interfere with the flow of traffic or create congestion entering or exiting the property*



## 2. DRIVEWAYS

- That new driveways are not less than 50 feet from street intersections; and that new driveways have widths not less than the width of driveways specified in Section 21 of this Zoning Bylaw; and that Special Permit requests for uses which would increase the number of vehicle trips, where the property is served by an existing driveway less than 50 feet from a street intersection, are not granted without a favorable recommendation from the Town Traffic Engineer that the special permit use will not create conditions referred to in Section 25.D.1. above.
- Answer
- **The Vehicles that are parked and for sale would not increase the traffic entering or exiting the property.**





### 3. VEHICLE QUEUING LANES

- That vehicle queuing lanes, including those for drive through facilities, have a width equal to or greater than nine feet; and that vehicle storage capacity and separation are provided so that vehicles will not encroach onto sidewalk areas or designated fire lanes, or interfere with the travel or maneuvering of other vehicles into and out of parking spaces, driveways or within the public way.
- Answer
- There will not be any interference moving for sale vehicles in and out of spaces, see pictures



## 4. COMPATIBILITY WITH SURROUNDINGS

- That any modification of a premises resulting from the proposed use or structure which is the subject of the special permit is made compatible, to the extent required by the Special Permit Granting Authority with the existing natural and man-made features of the site and with the characteristics of the surrounding area; and that consideration is given to the protection of trees and other natural features.
- Answer
- No trees or natural features will be modified.





## 5. PEDESTRIAN SAFETY

- That pedestrian and bicycle circulation is provided, in accordance with nationally recognized safety standards; and that separation, such as curbing, bollards or landscaped buffer areas, is provided between pedestrian areas and all areas open to vehicular traffic, such as parking spaces, vehicle queuing lanes and driveways.
- Answer
- Areas for pedestrians and bicycles are provided



## 6. NOXIOUS USES

- That the proposed use or activity is consistent with the provisions of Section 16.A. and B.
- This does not apply to us, will check with Mike Grant

## 7. INTENSITY OF USE

- That any increase in: the number of vehicle trips, the number of employees or visitors, the number of parking spaces, the amount of energy used, or the volume of liquid or solid waste produced, likely to result from the proposed use or activity will not adversely affect the character of the site and its surrounding area.
- Show station pic