

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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DAVID G. SHEFFIELD

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WELLESLEY MA 02482
SEP 15 AM 12:05

ZBA 2022-54
Petition of Wellesley College
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 1, 2022, at 7:00 p.m. in the Great Hall, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting renewal of a Special Permit pursuant to the provisions of Section 2.1 A. 8. (b) and Section 6.3 of the Zoning Bylaw to allow the premises at 33 Dover Road to continue to be used for educational purposes as a language residence for seven Wellesley College students, which is a use not allowed by right in a Single Residence District.

On July 13, 2022, 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 Peter Eastment, Director of Faculty Housing, Wellesley College. He said that the request is for renewal of a special permit that relates to the carriage house that is adjacent to the main house on the property. He said that the carriage house, called French House, houses seven students and is used for French speaking students. He said that the main house houses nine students.

Mr. Eastment said that 33 Dover Road is considered to be student housing and is maintained by the college's facilities department.

A Board member asked if there is any signage that indicates that this is a Wellesley College property in case there are any problems with noise or trash. Mr. Eastment said that the French House has a sign on Dover Road. He said that he lives in the 33 Dover Road neighborhood and there have been no problems with noise from the students.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The Petitioner is requesting renewal of a Special Permit pursuant to the provisions of Section 2.1 A. 8. (b) and Section 6.3 of the Zoning Bylaw to allow the premises to continue to be used for education purposes as a language residence for seven Wellesley College students, which is a use not allowed by right in a Single Residence District.

The subject premises is located at 33 Dover Road, on a 46,135 square foot lot abutting the Nehoiden Golf Course, in a Single Residence District. The property has been owned by Wellesley College for many years and contains a main house and a carriage house. Nine Wellesley College students live in the main house. Seven students live in the carriage house, which is used as a language residence for students majoring in French.

In 1984, Wellesley College was granted a Special Permit to allow the carriage house to be used as a separate dwelling unit to house seven students on the same lot as the main house. This Special Permit has been renewed annually or biennially since that time. The College is seeking renewal of the Special Permit under the same conditions as previously granted.

On August 31, 2022, the Planning Board reviewed the petition and recommended that renewal of the special permit be approved on the same terms and conditions.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

The Petition seeks renewal of a Special Permit to allow the carriage house at 33 Dover Road to continue to be used as a residence for seven college students on the same property that contains a main house housing nine students in a Single Residence District.

It is the opinion of this Authority that the continued use of the carriage house as a separate dwelling unit shall not disturb or disrupt the customary character of the residential neighborhood, and is in harmony with the intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted for the requested use, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. There shall be no more than seven Wellesley College students housed in the carriage house and no more than nine Wellesley College students housed in the main house, for a total of no more than sixteen students housed on the property at 33 Dover Road at any one time.
2. The Petitioner shall comply with the requirements and recommendations of the Inspector of Buildings and the Fire Department.
3. Sufficient off-street parking shall be provided so that no vehicle associated with the carriage house shall be parked on any street in the neighborhood.
4. No sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
5. There shall be no disturbance or disruption to the residential neighborhood.
6. This Special Permit shall expire three years from the date time stamped on this decision.

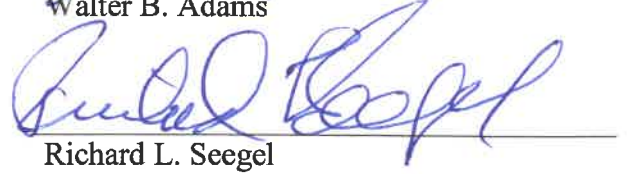
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33 Dover Road

APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Chairman


Walter B. Adams


Richard L. Seegel

ZBA 2022-54
Applicant Wellesley College
Address 33 Dover Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

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In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

R E C E I P T
Printed: August 25, 2022 @ 10:11:41
Norfolk Registry of Deeds
William P O'Donnell
Register

Trans#: 84665 Oper: EWHEELER

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Book: 40772 Page: 449 Inst#: 75561
Ct1#: 121 Rec: 8-25-2022 @ 10:11:31a
WELL 828 WASHINGTON STREET

DOC	DESCRIPTION	TRANS AMT

DECISION		
	10.00 rec fee	10.00
	50.00 Surcharge	50.00
	5.00 Tech.Surcharge	5.00
	Postage/Handling Fee	1.00
	State Fee \$40.00	40.00

Total fees:		106.00

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Book: 40772 Page: 452 Inst#: 75562
Ct1#: 122 Rec: 8-25-2022 @ 10:11:31a
WELL 629 WASHINGTON STREET

DOC	DESCRIPTION	TRANS AMT

DECISION		
	10.00 rec fee	10.00
	50.00 Surcharge	50.00
	5.00 Tech.Surcharge	5.00
	Postage/Handling Fee	1.00
	State Fee \$40.00	40.00

Total fees:		106.00

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Book: 40772 Page: 455 Inst#: 75563
Ct1#: 123 Rec: 8-25-2022 @ 10:11:31a
WELL 33 DOVER ROAD

DOC	DESCRIPTION	TRANS AMT

DECISION		
	10.00 rec fee	10.00
	50.00 Surcharge	50.00
	5.00 Tech.Surcharge	5.00
	Postage/Handling Fee	1.00
	State Fee \$40.00	40.00

Total fees:		106.00

*** Total charges: 318.00

CHECK PM 7505 318.00