

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS
888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

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

2022 SEP 15 AM 12:00
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

ZBA 2022-55
Petition of Wellesley College
629 Washington Street

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 629 Washington Street to continue to be used as a three-family for the purpose of housing faculty, staff and/or employees of an education institution, 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 for 629 Washington Street, or Danforth House, which is a property that Wellesley College purchased from the Dana Hall School. He said that it is a three family residence that is used to house three faculty members. He said that maintenance of Danforth House is a combination of facilities and contractors who are preferred vendors.

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 there is no sign at Danforth House.

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

Statement of Facts

The subject property is located at 629 Washington Street in a Single Residence District, on a 9,285 square foot lot. The house was constructed around 1900, and was used as a single family dwelling until 1932, when the owner received permission from the Board of Selectmen to convert it to a two-family dwelling.

In 1951, it was purchased by the Helen Temple Cooke Trust as a three-apartment dwelling. From 1970 to 1990, it was owned and used by Dana Hall School as a three-family dwelling. Prior to the sale of the property to Wellesley College in 1991, Dana Hall discovered that the use of the property was in violation of the Zoning Bylaw. Dana Hall requested and was granted a Special Permit to legalize the use of the property as a three-family dwelling. In 1991, Wellesley College acquired the property and was granted a renewal of the Special Permit, which has been renewed biennially since that time.

On August 31, 2022, the Planning Board reviewed the petition and recommended that renewal of the special permit be granted, subject to an additional condition.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the continued use of the premises as a three-family dwelling to house faculty, staff, and/or employees of Wellesley College will not substantially reduce the value of any property within the district, will not be injurious or offensive to the neighborhood, and is a use which is in harmony with the general intent and purpose of the Zoning Bylaw.

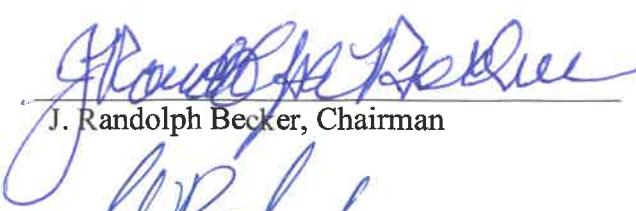
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to the provisions of Section 2.1 A. 8. (b) and Section 6.3 of the Zoning Bylaw, to allow said dwelling to continue to be used as a three-family dwelling for educational purposes, subject to the following conditions:

1. Said dwelling shall not be occupied by more than three families at any one time.
2. All vehicles belonging to the tenants shall be parked on the premises.
3. All applicable State and local laws shall be complied with by the Petitioner and all tenants.
4. This Special Permit shall terminate immediately upon sale of the property to other than an educational institution.
5. Occupancy of the house shall be expressly limited to faculty, staff or employees of an educational institution.
6. This Special Permit shall expire three years from the date time-stamped on this decision.

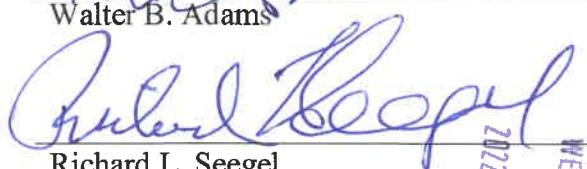
2022 SEP 15 AM 12:03
WELLESLEY MA 02482
WELLESLEY CLERK'S OFFICE
THE TOWN OF WELLESLEY

ZBA 2022-55
Petition of Wellesley College
629 Washington Street

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 2022-55
Applicant Wellesley College
Address 629 Washington Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

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

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
22 SEP 15 AM 12:03

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
Ctl#: 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
Ctl#: 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
Ctl#: 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