

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

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
SEP 4 5 AM 12:01

ZBA 2022-56
Petition of Wellesley College
828 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 828 Washington Street (Cheever House) to continue to be used as an institute of educational nature, 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, who said that the request is for renewal of a special permit for 828 Washington Street, or Cheever House, which continues to be used as an educational institute, housing the Wellesley Center for Women. He said that Cheever House is a college maintained property. He said that a sign identifies the property on Washington Street.

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 828 Washington Street, in a Single Residence District, and contains approximately 21 acres. A four-story wood frame mansion, formerly the Cheever Estates, was built around 1894. The property also contains a three-car garage, a barn and a chauffeur's day room area. The surrounding property consists of woodland and a green field swamp.

Wellesley College first requested permission to use the dwelling as an institute of an educational nature in June 1974. A Special Permit, with conditions, was granted by the Board of Appeals at that time, and has been renewed annually or biennially since 1975.

There are 40 offices on the four floors of the building, used by approximately 40 employees. Parking for employees and visitors is provided in the parking lot adjacent to the building. Cheever House is used by Wellesley College for related research under the title of Wellesley College Center for Research on Women.

On August 31, 2022, the Planning Board reviewed the petition and recommended that the special permit be renewed subject to the same conditions.

Decision

This Authority has made a careful study of the material submitted and the information presented at the Public Hearing. It is the opinion of this Authority that the continued use of the property at 828 Washington Street for educational purposes is in harmony with the general intent and purpose of Section 2.1 A. 8. (b) of the Zoning Bylaw.

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

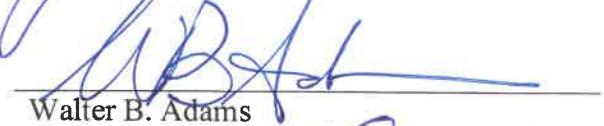
1. All applicable State and local laws shall be complied with, as well as recommendations and requirements of the Fire Department, Board of Health and the Inspector of Buildings.
2. No more than 40 offices shall be provided, and not more than 50 people shall occupy the building at any one time.
3. Except for routine maintenance and repairs, no alterations or additions to the building shall be made unless permission is obtained from the Board of Appeals.
4. Sufficient off-street parking shall be provided so that no vehicle associated with the research center shall be parked on Washington Street.
5. There shall be no disturbance or disruption of the residential neighborhood caused by, or as a result of any use of the premises by the petitioner.
6. The approved use of the premises shall be only during the hours of 8 a.m. to 6 p.m.
7. No sign identifying the premises shall be displayed except in accordance with the Zoning Bylaw.
8. This Special Permit shall expire three years from the date time-stamped on this decision.

2022 SEP 15 AM 12:02
WELLESLEY MA 02482
TOWN CLERK'S OFFICE
WELLESLEY, MA

ZBA 2022-56
Petition of Wellesley College
828 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

2022 SEP 15 AM 12:02
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

ZBA 2022-56
Applicant Wellesley College
Address 828 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

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

=====

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

=====

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

=====

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