

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2022-58

Petition of Unitarian Universalist Society of Wellesley Hills
309 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 Unitarian Universalist Society of Wellesley Hills requesting renewal of a Special Permit pursuant to the provisions of 2.1 A. 8. j and Section 6.3 of the Zoning Bylaw to continue to use a portion of the premises for a non-accessory use of off-street parking spaces in its existing lot, at 309 Washington Street, in a General Residence District, which is a use not allowed by right.

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.

There was no one present at the Public Hearing representing the Petitioner.

The Board discussed the Planning Board recommendation. The Chairman said that this petition is not for employee, customer or guests of the establishment parking but a non-accessory parking use, which requires a special permit.

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

Statement of Facts

The subject parking lot is located at 309 Washington Street, in a General Residence District.

The Petitioner is requesting renewal of a Special Permit pursuant to the provisions of Section 2.1 A. 8. j and Section 6.3 of the Zoning Bylaw to continue to use a portion of the premises for a non-accessory use of off-street parking spaces in its existing lot, at 309 Washington Street, in a General Residence District, which is a use not allowed by right.

On August 31, 2022, the Planning Board reviewed the petition and recommended that the request be withdrawn.

Decision

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

A Special Permit is required pursuant to Section 2 A 8 j of the Zoning Bylaw, as the requested use of the parking lot for non-accessory off-street parking for 35 vehicles in the existing parking lot is not a use allowed by right in a General Residence District.

It is the opinion of this Authority that the non-accessory use parking shall not cause significant disturbance or disruption of any residential neighborhood, shall not detract from the use of the parking lot for the accessory use, or reduce landscaping or screening areas.

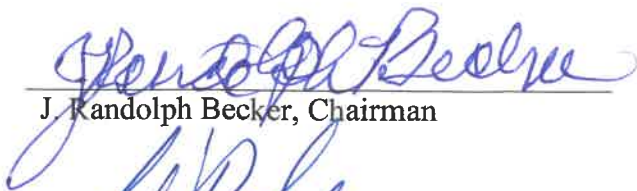
Therefore, a Special Permit is granted, subject to the following conditions:


1. Hours of operation shall be from 5 am to 9 pm, Monday through Friday.
2. There shall be no overnight parking.
3. Lighting shall be turned off by 10 pm.
4. The Special Permit shall expire three years from the date time-stamped on this decision.

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Petition of Unitarian Universalist Society of Wellesley Hills
309 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

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ZBA 2022-58
Applicant Unitarian Universalist Society of Wellesley Hills
Address 309 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

ZBA #2022-58
309 Washington St.,
Wellesley, MA 02481

R E C E I P T

Printed: November 7, 2022 @ 14:48:08
Norfolk Registry of Deeds
William P O'Donnell
Register

Trans#: 105862

Oper:LEAH

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Book: 40909 Page: 416 Inst#: 95476
Ctl#: 498 Rec:11-07-2022 @ 2:48:08p
WELL 309 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

*** Total charges:

106.00

CASH PMT PAYMENT -CASH
Overpayment amount:
REF CASH REFUND -CASH

111.00

5.00

5.00