

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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RICHARD L. SEEGL

ZBA 2022-75

Petition of Ten Great Plain Ave LLC  
10 Great Plain Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 1, 2022, at 7:30 pm in the Juliani Room, 525 Washington Street, Wellesley, on the petition of Ten Great Plain Ave LLC requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition and reconstruction of a two story structure that will meet setback requirements on a 20,134 square foot lot in a Single Residence District in which the minimum lot size is 30,000 square feet, at 10 Great Plain Avenue, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On November 1, 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 Laurence Shind, Esq., representing Ten Great Plain Ave LLC, the Petitioner.

Mr. Shind said that the lot is nonconforming at just over 20,000 square feet in a 30,000 square foot district. He said that the plan is to replace the existing outdated raised ranch house that was built in 1965 and has approximately 1,620 square feet of living area with a new house that will conform to all dimensional setback requirements. He said that the proposed new residence will have a TLAG of 5,798 square feet, which is well within the 7,200 square foot threshold for the district, and lot coverage of just over 16 percent, where 18 percent is allowed. He said that the new house design has a number of modern elements that attempt to mimic a number of the features of the mid-century raised ranch that is being replaced. He said that the total height will be just under 30 feet from average finished grade. He said that the fairly large colonial house on the left was built in 2012 and has a similar TLAG to the proposed house. He said that there is no near neighbor to the right or to the rear because that land is owned by Babson College and is currently treed. He said that across the street are two relatively recent colonials that were built in the 1990's and a little smaller than the proposed house but are fairly substantive in size.

The Chairman said that there will be a lot more impervious area. He asked if any consideration was given to roof runoff. Mr. Shind said that the house will have gutters. He said that the slope of the lot is back to front, so the expectation is that runoff will get into the storm sewer in the street. He said that the engineer will look at that. He said that if the Board is concerned, the Petitioner is willing to consider installing a Cultec system.

A Board member said that the proposed driveway comes in from Great Plain Avenue and crosses public land. He said that there is a large stand of trees that is not on this property. Mr. Shind said that some of the trees are on the Petitioner's property and some are not. He said that they are looking to maintain the existing curb cut and add an additional curb cut.

A Board member discussed the Planning Board's concern about neighborhood context. He said that this house will sit well because of the town land and the growth of trees in front. He discussed a design issue concerning the different color of the three car garage throwing the house out of balance.

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 10 Great Plain Avenue, on a 20,134 square foot lot in a Single Residence District in which the minimum lot size is 30,000 square feet.

The Petitioner is requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that demolition and reconstruction of a two story structure that will meet setback requirements on a 20,134 square foot lot in a Single Residence District in which the minimum lot size is 30,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Proposed Site Plan, dated 9/22/22 and Existing Conditions Plan, dated 6/10/22, stamped by A. Matthew Belski, Jr., Professional Land Surveyor, Floor Plans and Elevation Drawings, dated 6/02/22, prepared by McKay Architects, and photographs were submitted.

On November 16, 2022, the Planning Board reviewed the petition and recommended that the ZBA delay action.

#### 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 demolition and reconstruction of a two story structure that will meet setback requirements on a 20,134 square foot lot in a Single Residence District in which the minimum lot size is 30,000 square feet will not result in the intensification of an existing nonconformity, will not result in additional nonconformities, and will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

ZBA 2022-75  
Petition of Ten Great Plain Ave LLC  
10 Great Plain Avenue

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Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition and reconstruction of a two story structure that will meet setback requirements on a 20,134 square foot lot in a Single Residence District in which the minimum lot size is 30,000 square feet, in accordance with the submitted plot plan and construction drawings.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans.


If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

RECEIVED  
BUILDING DEPT  
2022 DEC 15 PM 12:23

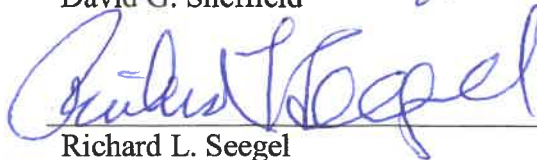
ZBA 2022-75  
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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
Robert W. Levy, Acting Chairman

  
David G. Sheffield

  
Richard L. Seegel

ZBA                    2022-75  
Applicant        Ten Great Plain Ave LLC  
Address           10 Great Plain Avenue

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02157  
2022 DEC 15 PM 12:24

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:

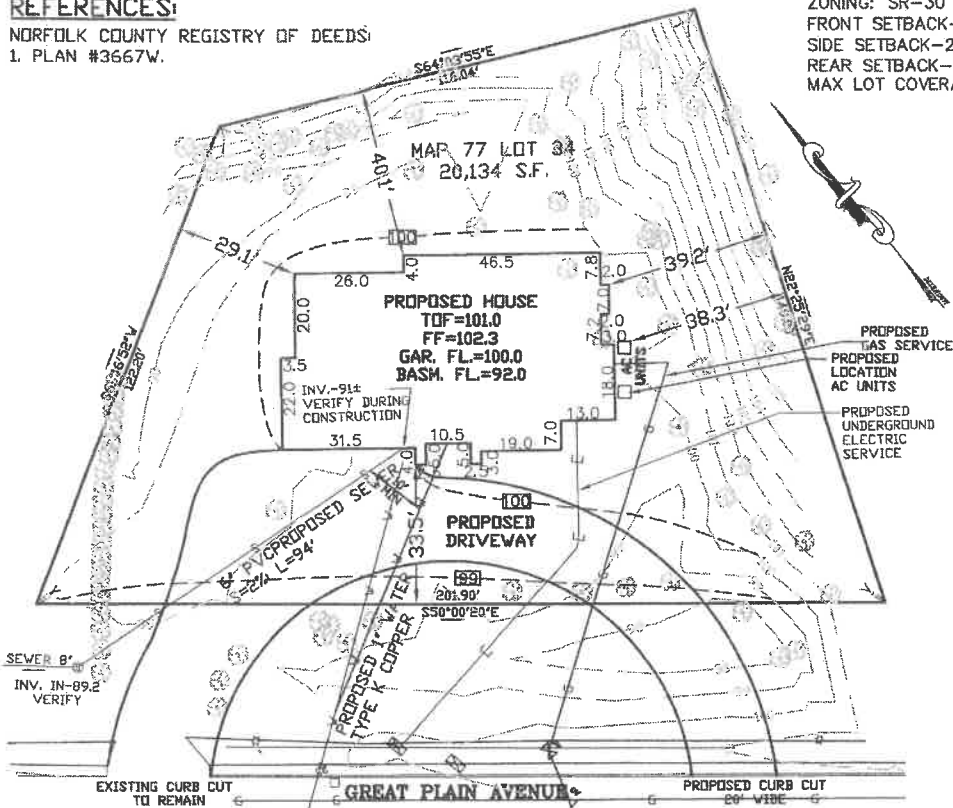
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Cathryn Jane Kato  
Town Clerk

cc: Planning Board  
Inspector of Buildings  
lrn

# REFERENCES:

NORFOLK COUNTY REGISTRY OF DEEDS  
1. PLAN #3667W.

ZONING: SR-30  
FRONT SETBACK-30'  
SIDE SETBACK-20'  
REAR SETBACK-20'  
MAX LOT COVERAGE-18%



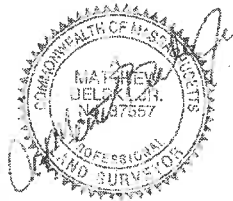
LOT AREA 20,134 S.F.  
FOOTPRINT PROPOSED HOUSE 3,345 S.F.  
LOT COVERAGE 16.6%  
PROPOSED DRIVEWAY 3,040 S.F.  
OPEN SPACE 68.3%

RESIDENTIAL SUBDISTRICT - SINGLE RESIDENCE - SRD 30  
DIMENSIONAL REGULATIONS - TABLE 1

	REQUIRED	PROPOSED
AREA DISTRICT	30,000 S.F.	20,134 S.F.
MINIMUM FRONTAGE	60'	201.90'
MINIMUM FRONT YARD WIDTH	60'	201.90'
MINIMUM FRONT YARD DEPTH	30'	33.5'
MINIMUM SIDE YARD WIDTH	20'	29.1'/39.2'
MINIMUM REAR YARD DEPTH	20'	40.1'
RATIO OF BUILDING TO LOT AREA 18% (MAX.)		16.6%

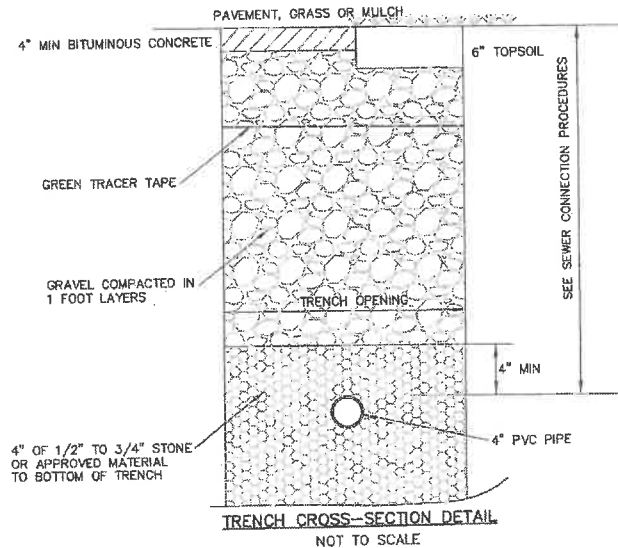
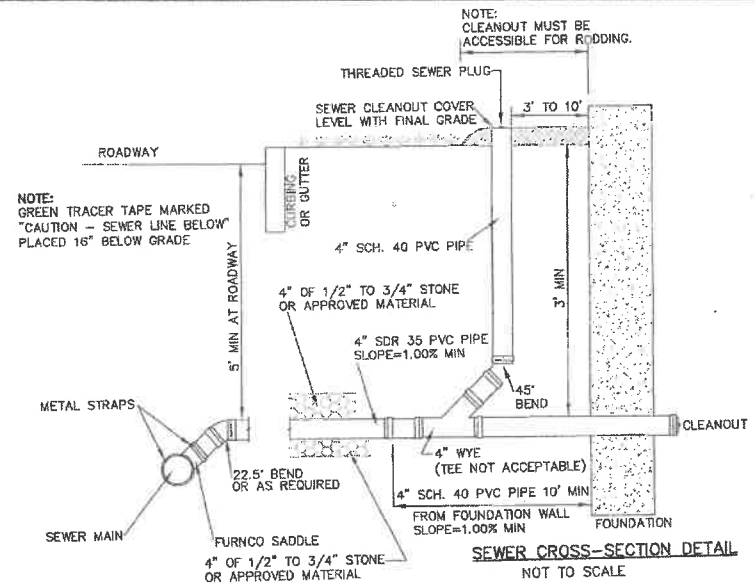
ASSESSORS REFERENCE:  
PARCEL ID: 77 - 34

ZONING DESIGNATION:  
SINGLE RESIDENCE - SRD 30  
WATER SUPPLY PROTECTION DISTRICT



9/27/22

A. MATTHEW BELSKI JR. P.L.S. No. 37557



PROPOSED SITE PLAN

10 GREAT PLAIN AVENUE  
WELLESLEY MA.

SCALE: 1"=30' DATE: 06/06/22

ZONING: SR-30  
 FRONT SETBACK-30'  
 SIDE SETBACK-20'  
 REAR SETBACK-20'  
 MAX LOT COVERAGE-18%

