

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) 489-7450

WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

ZBA 2025-14
Petition of Welles House, LLC
891 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, March 6, 2025, on the petition of Welles House, LLC requesting renewal of a Special Permit pursuant to the provisions of Section 2.1.A.8.a and Section 6.3 of the Zoning Bylaw to allow the accessory garage apartment at 891 Washington Street to continue to be used as a separate dwelling unit, which is a use not allowed by right in a Single Residence District.

On January 30, 2025, 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 Walter Hunnewell, representing Welles House LLC, who said that the request is for renewal of the special permit to allow the garage apartment to continue to be used as a separate dwelling unit. He said that the property is located at 891 Washington Street, at the corner of Pond Road and Washington Street, on the farm side. He said that the detached masonry garage was constructed in the early 1900's as an accessory building to the main dwelling. He said that the apartment has been updated since the special permit was first approved in 1987. He said that the apartment is quite small, with one bedroom. He said that there have been four successive unrelated third-party tenants since 1987. He said that the current tenant has lived there for more than 10 years. He said that the abutting neighbors support the application for the continued use. He said that there have been no substantive changes to conditions on the property.

A Board member asked about the address of the apartment. Mr. Hunnewell said that the apartment address is the same as the main house but there are three mailboxes on the property.

The Chairman said that the apartment may qualify as an Accessory Dwelling Unit, which would require a special permit for the detached garage but would not have to be renewed.

No member of the public wished to speak to the petition.

Statement of Facts

The subject property is located at 891 Washington Street, on a 5.629 acre lot on the corner of Washington Street and Pond Road, in a Single Residence District. A two-family dwelling, two detached garages, and a barn are located on the premises. The garage closest to the house was constructed in the early 1900's and is used as a three-car garage and has an attached two-story apartment. In June 1987, the Board of Appeals granted a Special Permit (ZBA 87-48) for the premises to be used as a separate dwelling unit, as the use had been discontinued for more than a two-year period. The Special Permit has been renewed every three years since that time.

Letter to Zoning Board of Appeals, dated January 10, 2025, from Walter Hunnewell, Jr., Trustee, Manager, Welles House, LLC, was submitted.

On March 4, 2025, the Planning Board reviewed the petition and recommended that renewal of the special permit be approved.

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 requested Special Permit can be granted pursuant to Section 2 A 8 (a) of the Zoning Bylaw to allow a garage apartment at 891 Washington Street to continue to be used as a separate dwelling unit, as the original building can no longer be used or adapted at a reasonable expense and with a fair financial return for a use regularly permitted in the district, and as said use shall neither be detrimental to the neighborhood nor in derogation of the intent and purpose 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 and regulations shall be complied with by both the petitioner and the tenant.
2. This Special Permit shall expire three years from the date time stamped on this decision.

2025 MAR 20 PM 12:22



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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 (cm)
Robert W. Levy, Acting Chairman

David G. Sheffield (cm)
David G. Sheffield

Walter B. Adams (cm)
Walter B. Adams

ZBA 2025-14
Applicant Welles House, LLC
Address 891 Washington Street

2025 MAR 20 PM 12:22

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
lrn

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2025 MAR 20

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On January 30, 2025, 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 Walter Hunnewell, representing Welles House LLC, who said that the request for renewal of the special permit was to allow the garage apartment to continue to be used as a property is located at 891 Washington Street, at the corner of the farm side. He said that the detached masonry garage was an accessory building to the main dwelling. He said that the apartment was first approved in 1987. He said that the apartment is quite old and there have been four successive unrelated third-party tenants since it was first approved. He said that the abutting property has lived there for more than 10 years. He said that there have been no substantive changes to the property.

He said that the apartment is in good condition and that the use of the apartment is consistent with the zoning bylaw. He said that there are three mailboxes on the property. He said that the apartment may qualify as an Accessory Dwelling Unit, which would require a special permit but would not have to be renewed.

He said that he would like to speak to the petition.

RECEIVED
Printed: April 11, 2025 @ 12:25:04
Norfolk Registry of Deeds
William P. O'Donnell
Register

Trans#: 23279 Oper:LEAH

Book: 42340 Page: 73 Inst#: 22169
Ct1#: 413 Rec:4-11-2025 @ 12:25:02p
WELL 891 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
CHECK PM 1275		106.00

MARGINAL REFERENCES

BOOK 39441 PAGE 291