

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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WELLESLEY, MA 02482

ZBA 2025-40

Petition of John Michael & Leanne Lalor  
66 River Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, August 7, 2025, on the petition of John Michael & Leanne Lalor requesting a Special Permit/Finding pursuant to the provisions of Section 5.1 and Section 6.3 of the Zoning Bylaw that enclosure of an existing nonconforming porch with less than required front yard setbacks, and construction of a two-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required front yard and left side yard setbacks, at 66 River Street, in a 10,000 square foot Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 3, 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 were Dana McKiel, Integrity Building and Design, Michael and Leanne Lalor, the Petitioner.

Mr. McKiel said that the home was built in 1925. He said that the proposal is to convert the existing first floor front porch into a sunroom, add a new one-story right side entry area, fill in space at the back left corner with a second floor over the new construction and existing space, add 2 dormers to the attic and finish off that space. He said that the project will add 698 square feet to the existing home.

The Chairman said that the front and side yard setbacks do not conform to current zoning. He said that the proposed bulkhead relocation is in the setback area. He said that the bylaw allows a bulkhead in the setback area, provided that it does not exceed 35 square feet. He said that the plan shows the dimensions of the proposed bulkhead at 6.5 feet by 6.3 feet. Mr. McKiel said that the dimensions will be corrected to show that the bulkhead will be less than 35 square feet. The Chairman said that the Board will include a condition of approval that it grants no relief for the bulkhead.

A Board member said that the front yard setback should not be much of an issue to convert an open porch to a one-story enclosed climatized room. He said that there is a lot of vegetation across the street. He said that the proposed addition at the left corner will increase the nonconforming side yard setback from 17.8 feet to 17.2 feet. He said that the house next door is not too close. Ms. Lalor said that they walked the property with the neighbors, who seem to be happy with what they are doing. She said that they have not heard any concerns or complaints from the neighbors.

The Chairman asked about use of the garage. Ms. Lalor said that it is a home gym. She said that there is a bathroom in the garage but no living quarters or kitchen.

The Chairman asked about access from the lot to the right. Mr. Lalor said that an aerial photograph shows a fence and pavement on the right side of the barn structure. He said that the fence has been removed. He said that access to that side of the barn is through their driveway. He said that they put a tree barrier up to separate their property line from the neighbor to the right.

Ms. Lalor said that prior to their owning the building, it was owned by Haynes Management, who had an agreement or easement to use the parking lot, or driveway behind them. She said that Haynes sold the property on the hill where the law offices are located separate from 66 River Street, which was sold to the Lalors. She said that the easement did not come with their purchase, so they do not have access to the other parking spaces and the neighbor does not have access to parking spaces on the Lalor's property. She said that they blacked out the lines on the parking lot on their property, so that it is now just a big piece of pavement. She said that they will put a fence in when they're done with construction.

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

#### Statement of Facts

The subject property is located at 66 River Street, in a 10,000 square foot Single Residence District, with a minimum front yard setback of 17.6 feet where 30 feet is required, and a minimum left side yard setback of 17.2 feet where 20 feet is required.

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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 enclosure of an existing nonconforming porch with less than required front yard setbacks, and construction of a two-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required front yard and left side yard setbacks, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan, dated 6/27/25, stamped by Timothy R. Agurkis, Professional Land Surveyor, #52782, Existing Elevation Drawings, dated 6/18/25, and Proposed Floor Plans and Elevation Drawings, dated 6/25/25, prepared by Integrity Design, and photographs were submitted.

#### 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 enclosure of an existing nonconforming porch with less than required front yard setbacks, and construction of a two-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required front yard and left side yard setbacks will result in the intensification of existing nonconformities, will not result in additional nonconformities, and will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for enclosure of an existing nonconforming porch with less than required front yard setbacks, and construction of a two-story addition with less than required left side yard setbacks, on an existing nonconforming structure with less than required front yard and left side yard setbacks, subject to the following condition:

- The Board grants no relief for the bulkhead.

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

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ZBA 2025-40  
Petition of John Michael & Leanne Lalor  
66 River 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.

*Robert W. Levy (rm)*  
Robert W. Levy, Acting Chairman

*David G. Sheffield (rm)*  
David G. Sheffield

*Walter B. Adams (rm)*  
Walter B. Adams

ZBA 2025-40  
Applicant John Michael & Leanne Lalor  
Address 66 River Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

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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

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED BUILDING ADDITIONS AND OTHER IMPROVEMENTS.
- PROPOSED IMPROVEMENT SIZE AND LOCATION ARE BASED ON A PLAN PREPARED BY INTEGRITY DESIGN INC., NAMED "LALOR HOUSE - 6-2-25".
- LOCATION OF 100' BUFFER ZONE HAS BEEN ESTABLISHED FROM THE EDGE OF THE FRESHWATER FORESTED/SHRUB WETLAND HABITAT THROUGH GIS MAPPING. ALSO, ZONING DISTRICT LINES TAKEN FROM THE ONLINE WELLESLEY PROPERTY VIEWER.
- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25021C0009E, TOWN OF WELLESLEY COMMUNITY NUMBER 250255, PANEL NUMBER 0009E, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

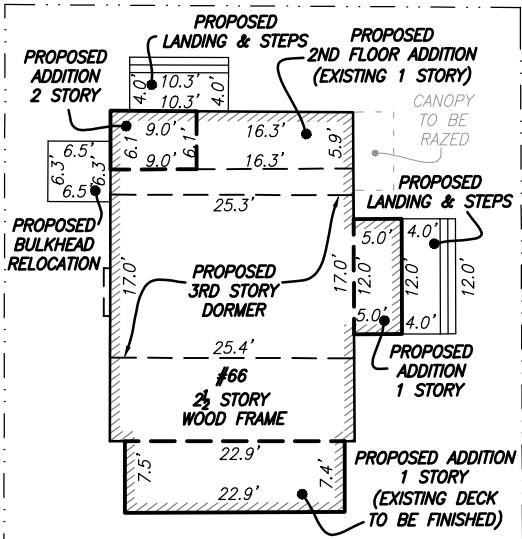
**REFERENCES**

NORFOLK COUNTY REGISTRY OF DEEDS  
PLAN BOOK 723, PLAN 95

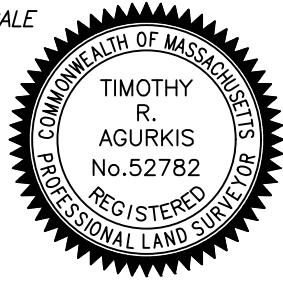
**LOT COVERAGE**

EXISTING  
AREA=2,260± SQ. FT.  
PERCENTAGE=14.9%

PROPOSED  
AREA=2,468± SQ. FT.  
PERCENTAGE=16.3%



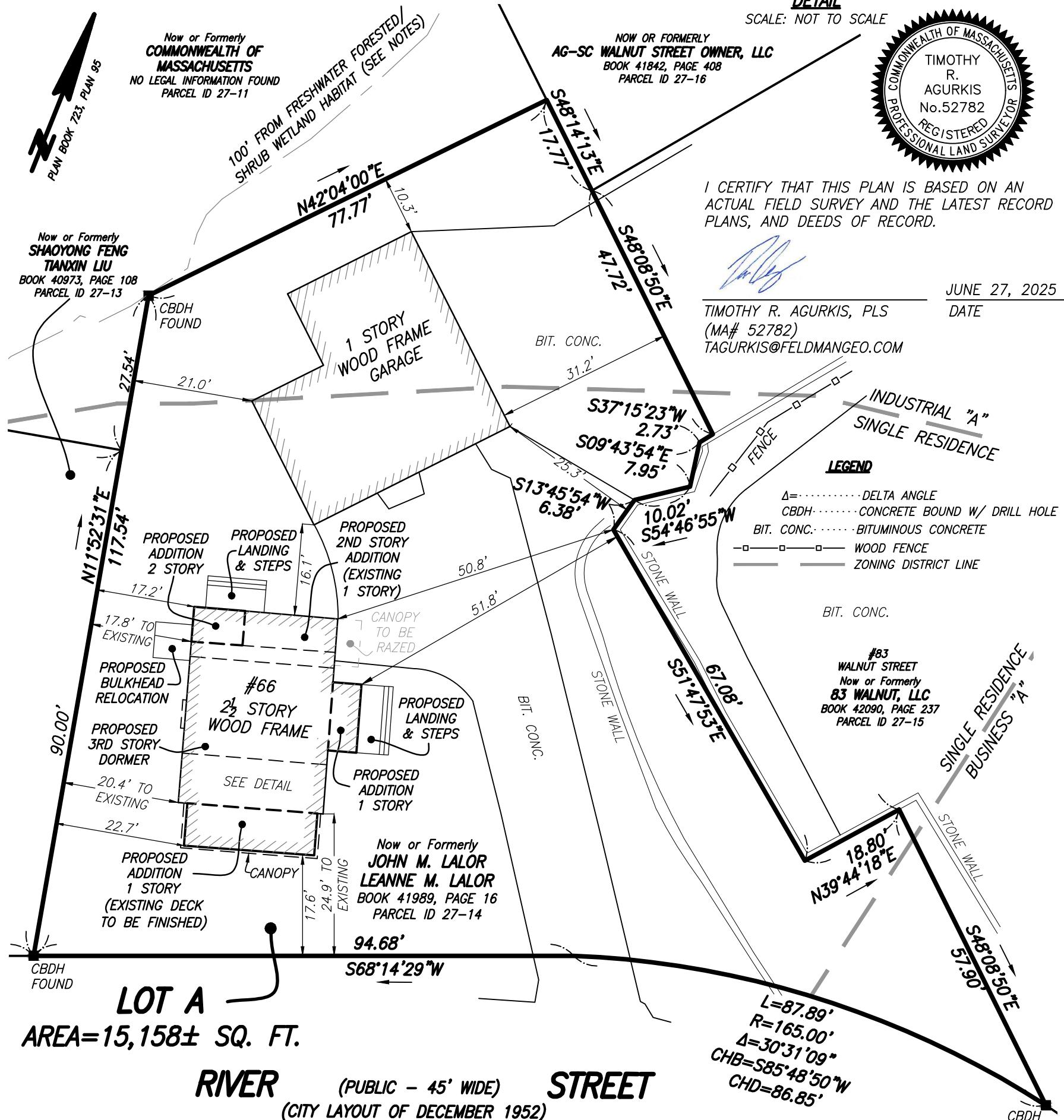
**DETAIL**  
SCALE: NOT TO SCALE



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, AND DEEDS OF RECORD.

JUNE 27, 2025  
DATE

TIMOTHY R. AGURKIS, PLS  
(MA# 52782)  
TAGURKIS@FELDMANGEOPCOM



**FELDMAN**  
G E O S P A T I A L

BOSTON HEADQUARTERS WORCESTER OFFICE  
152 HAMPDEN STREET 27 MECHANIC STREET  
BOSTON, MA 02119 WORCESTER, MA 01608  
(617)357-9740 [www.feldmangeo.com](http://www.feldmangeo.com)

20 0 10 20 40

SCALE: 1"=20'

FIELD CHIEF: CL	CADD: TI, NPP
PROJ MGR: NPP	CHECKED: TRA

**PLAN OF LAND**  
66 RIVER STREET  
WELLESLEY, MASS.

DATE: JUNE 27, 2025