

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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ZBA 2026-02  
Petition of Wellesley College  
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, January 8, 2026 on the petition of Wellesley College requesting 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 33 Dover Road to continue to be used for educational purposes as a language residence for seven Wellesley College students, which is a use not allowed by right in a Single Residence District.

On December 9, 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 Peter Eastment, Director of Faculty Housing at Wellesley College. He said that 33 Dover Road is used by the College for student housing. He said that the standard occupancy since 1984 has been nine Wellesley College students living in the main building and seven students living in the adjoining carriage house. He said that the College provides parking and adequate lighting. He said that there have been no issues with neighbors.

Mr. Eastment said that the College had no objections to renewal of the six conditions that were subject to the prior approval.

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

### Statement of Facts

The Petitioner is 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 to continue to be used for education purposes as a language residence for seven Wellesley College students, which is a use not allowed by right in a Single Residence District.

The subject premises is located at 33 Dover Road, on a 46,135 square foot lot abutting the Nehoiden Golf Course, in a Single Residence District. The property has been owned by Wellesley College for many

years and contains a main house and a carriage house. Nine Wellesley College students live in the main house. Seven students live in the carriage house, which is used as a language residence for students majoring in French.

In 1984, Wellesley College was granted a Special Permit to allow the carriage house to be used as a separate dwelling unit to house seven students on the same lot as the main house. This Special Permit has been renewed annually or biennially since that time. The College is seeking a Special Permit under the same conditions as previously granted.

Decision

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

The Petition seeks a Special Permit to allow the carriage house at 33 Dover Road to continue to be used as a residence for seven college students on the same property that contains a main house housing nine students in a Single Residence District.

It is the opinion of this Authority that the continued use of the carriage house as a separate dwelling unit shall not disturb or disrupt the customary character of the residential neighborhood, and is in harmony with the intent and purpose of the Zoning Bylaw.

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

1. There shall be no more than seven Wellesley College students housed in the carriage house and no more than nine Wellesley College students housed in the main house, for a total of no more than sixteen students housed on the property at 33 Dover Road at any one time.
2. The Petitioner shall comply with the requirements and recommendations of the Inspector of Buildings and the Fire Department.
3. Sufficient off-street parking shall be provided so that no vehicle associated with the carriage house shall be parked on any street in the neighborhood.
4. No sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
5. There shall be no disturbance or disruption to the residential neighborhood.
6. This Special Permit shall expire three years from the date time stamped on this decision.

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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 (rm)*  
Robert W. Levy, Acting Chairman

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

*Derek B. Redgate (rm)*  
Derek B. Redgate

ZBA 2026-02  
Applicant Wellesley College  
Address 33 Dover Road

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

2026-02-22 11:59 AM  
CATHRYN JANE KATO  
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