

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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ZBA 2002-90
Petition of Alice Edwards
3 Brookmere Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 19, 2002 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of ALICE EDWARDS requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to continue to use a portion of her premises at 3 BROOKMERE AVENUE, in a Single Residence District, for the purpose of a home occupation; namely investment advisor services with hours between 9 a.m. and 5 p.m. on Mondays through Fridays throughout the year, with no more than 5 clients per week during these hours. There are no employees.

On September 3, 2002, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Alice Edwards, who said that there had been no changes, except in the stock market, and no complaints from the neighbors during the past year.

The Board noted that the Planning Board had no objection to renewal of the Special Permit.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 3 Brookmere Avenue, in a Single Residence District. The petitioner is requesting renewal of a Special Permit to continue to use a portion of her premises for the purpose of a home occupation, namely, investment advisor services with hours from 9 a.m. to 5 p.m. on Mondays through Fridays throughout the year, with no more than 5 clients per week during these hours. There are no employees.

On September 10, 2002, the Planning Board reviewed the petition and had no objection to renewal of the Special Permit under the same terms and conditions.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. It is the opinion of this Authority that the petitioner's request for renewal of a Special Permit for

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a home occupation at her premises at 3 Brookmere Avenue is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw, and that the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

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Therefore, it is the unanimous decision of this Authority, as voted at the Public Hearing, to grant the requested Special Permit pursuant to the following conditions:

1. The hours of the home occupation shall be limited to 9 a.m. to 5 p.m. on Mondays through Fridays throughout the year.
2. The number of clients shall not exceed five per week and shall be seen only during the aforesaid hours.
3. All parking related to the home occupation shall be in the driveway of the petitioner, and no vehicles related to the home occupation shall be parked on Brookmere Avenue or on any adjacent street at any time.
4. This Special Permit shall expire two years from the date time stamped on this decision.

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.

Cc: Planning Board
Inspector of Buildings
edg

Richard L. Seegel, Chairman

Cynthia S. Hibbard

Robert A. Bastille