

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH
DANA T. LOWELL
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KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of the Kiwanis Club of Wellesley
Massachusetts, Inc.

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:25 p.m. on July 24, 1969, on the petition of the Kiwanis Club of Wellesley, Massachusetts, Inc. requesting permission to conduct an antique show and sale in the First Congregational Church of Wellesley Hills, 215 Washington Street on November 6 and 7, as provided under Section XXIV-E of the Zoning By-law.

On July 5, 1969, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Herbert A. Hills, Jr., member of the Kiwanis Club, spoke in support of the request.

Charles J. and Martha M. McCullough, favored the request. Likewise, Reverend Wilanson of the First Congregational Church of Wellesley Hills, also spoke in favor of the request.

No objections were made at the hearing to the request.

Statement of Facts

The property involved is located within a Single-family District. There is a Church building on the property as well as a large parking lot.

The petitioner seeks permission to conduct an antique show and sale, professionally organized and operated, in the Church building on the designated dates from 10:00 a.m. to 10:00 p.m.

It was pointed out at the hearing that the Kiwanis Club is an International organization of business and professional men whose principal purpose is to render service financial and otherwise to youth as well as to numerous other worthy causes and projects both local and national. In order to carry out its purpose, it is necessary for the club to undertake one or more fund-raising functions to supplement the amounts collected from members during the year. After considerable research, it was decided, if permission is granted, to conduct an antique show and sale under the leadership and direction of a professional organizer of such shows. The Kiwanis Club itself will sell and serve refreshments during the entire show, which will be held in the downstairs function rooms of the church.

It was stated that the church facilities are completely adequate for the conduct of the proposed show and that ample off-street parking is provided in the church grounds. There should be no noise created from this function and it should not be disturbing in any way to the neighborhood.

It was alleged that the Club has approached the Board of Selectmen which was receptive to the plan and it was represented on behalf of the Club that if the requested permission is granted, all necessary licenses and bonds will be obtained. It is the opinion of the Club that the proposed show and sale will not only prove extremely beneficial to the Kiwanis Club, but will give the people of Wellesley an opportunity to attend an interesting show and indirectly support the numerous organizations and programs assisted by the Club.

Decision

It is the opinion of this Board that a real need exists for the proposed non-conforming use of the property for the limited time involved and subject to the conditions hereinafter set forth, and that such temporary use will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood.

The proposed use should not create any more traffic than would exist at a regular church function, and should not create any noise in the neighborhood as it will be conducted entirely within the church building.

The Board, therefore, grants the permission requested, under Section XXIV-E of the Zoning By-law, subject to the following conditions:

1. That permission is granted for the desired antique show and sale on November 6 and 7th from 10:00 a.m. to 10:00 p.m. on each day.
2. That all necessary local and State licenses and permits shall be obtained.
3. That sufficient off-street parking spaces for vehicles of persons involved in the conduct of the antique show and for vehicles of persons attending said show shall be provided on the grounds of the First Congregational Church of Wellesley Hills.
4. That no signs shall be displayed on the property except identification signs and directional signs during the time the show is being conducted.
5. That said permit shall expire at the close of the show on November 7, 1969.

Philip H. Cahill
Philip H. Cahill

Anna T. Lowell
Anna T. Lowell

F. Lester Fraser
F. Lester Fraser

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