

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH  
DANA T. LOWELL  
F. LESTER FRASER

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WELLESLEY, MASS.

70-18

12:4 PM

MAY 1 1970  
KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Squire Circle Associates, 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 8:45 p.m. on March 19, 1970, on the petition of Squire Circle Associates, Inc., requesting an extension of a business use at the rear of the property numbered 999 Worcester Street, at the westerly corner of Worcester Street and Overbrook Drive; said extension to continue northerly across the present established Business Zone into a more restricted zone a distance of fifty feet, starting at Overbrook Drive and continuing westerly a distance of 162.73 feet. The proposed extension is requested for the purpose of parking cars by those connected with or going to the business establishment on the premises which is located within a Business Zone. Said request is made under the provisions of Section XXIV-E-2 of the Zoning By-law.

Nicholas V. Scali, attorney, represented the petitioner at the hearing.

The Planning Board stated in its report that it had no objection to the granting of permission to use the subject land for parking provided that the previous restrictions concerning screening and access are reaffirmed by the Board of Appeal.

No objections were made at the hearing to the granting of the request.

On February 25, 1970, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The property involved, which contains an area of 29,420 square feet, is located on the northerly side of Worcester Street between Overbrook Drive and Edgemoor Avenue. The front portion of the property, varying in depth from approximately 100' to 150', is located within a Business District and the balance is within a Single-residence District where a special permit has been granted previously by the Board of Appeal allowing it to be used for off-street parking in connection with a restaurant business.

The petitioner recently purchased the property involved and seeks permission to use the land involved for off-street parking in connection with its business, Frigidaire appliances and Magnavox showroom, being conducted within the business zoned area.

It was stated that the business is very competitive and sales will be conducted frequently which, in all probability, will result in a large influx of customers. It is the desire of the petitioner to give the customers safe parking facilities and not to cause any congestion in the area. If the requested permission is granted, twelve additional parking spaces will be provided.

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Decision

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It is the opinion of this Board that the proposed use of the land involved is reasonably necessary and will not substantially reduce the value of any property within the district or otherwise injure the neighborhood. For several years the former owner of the property used the area involved as a parking lot in connection with its restaurant business under a special permit granted by this Board. It is the opinion of this Board that the proposed change in the use of the building on the property would not alter the need for off-street parking, and such use of the property should alleviate to some extent the traffic congestion in the area.

Accordingly, the requested permission is granted and said land may be used for off-street parking purposes while the petitioner's business is being conducted on that portion of the lot which is zoned for business use, subject to the following conditions:

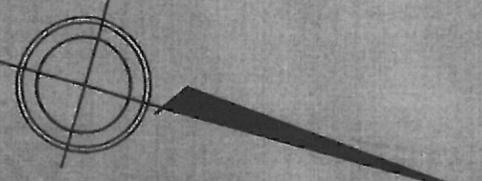
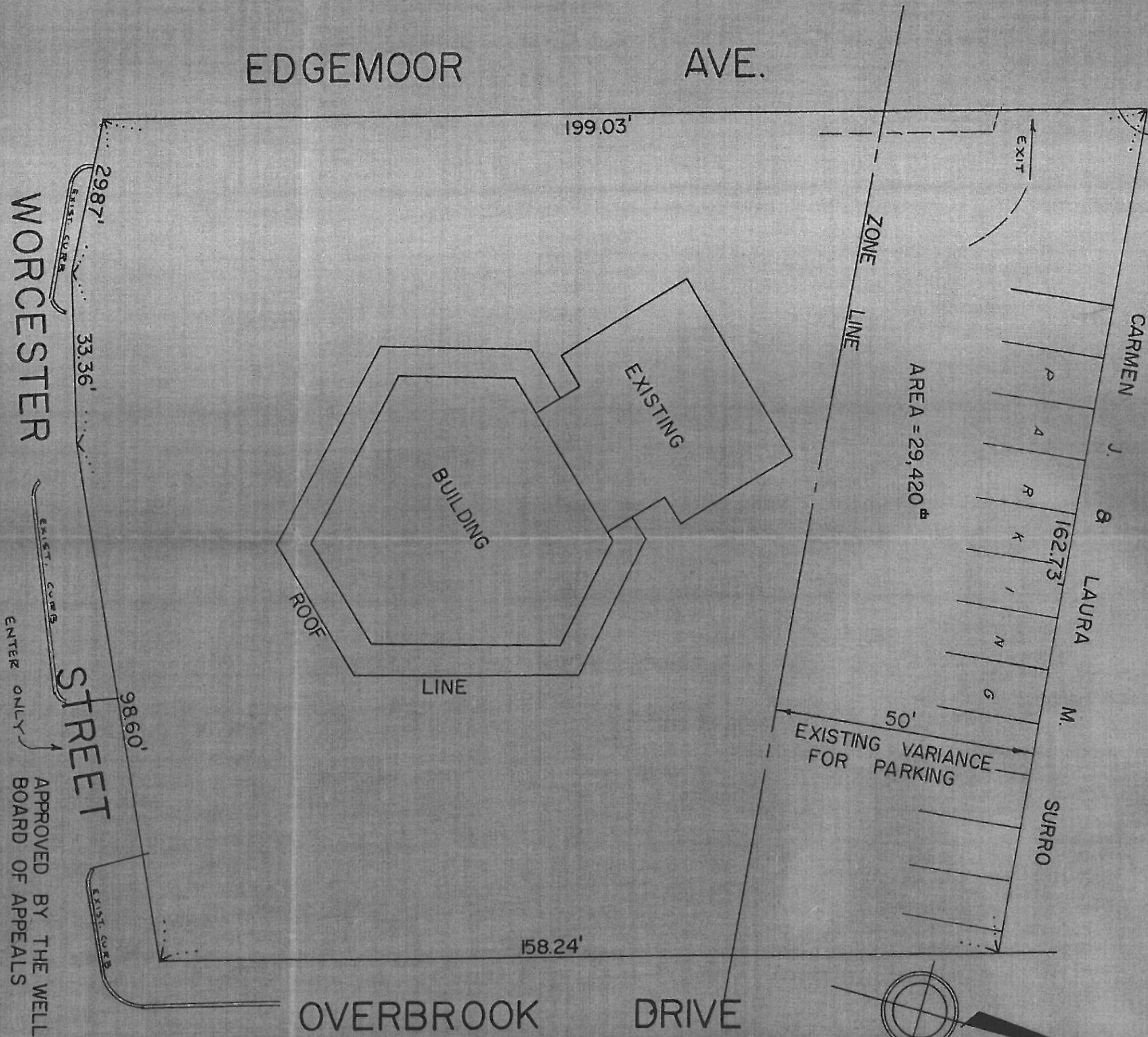
1. That the land in the Single-residence District, to which the petition refers and which is more particularly shown on the plan filed by the petitioner, drawn by MacCarthy Engineering Service, Inc., Natick, dated February 17, 1970, may be used, to an extent not exceeding a depth of fifty feet northerly of the existing business zone, for the off-street parking of motor vehicles in connection with the business to be conducted on the property by the petitioner, viz., a retail store.
2. That all conditions imposed by this Board in its previous decisions filed with the Town Clerk on September 12, 1957, July 5, 1961, and amended on March 28, 1962, shall be complied with.
3. That in the event of the breach of any condition hereof or of the Board's previous decisions above-mentioned, relative to the property involved, the extension of use granted may be terminated by this Board without notice or hearing.

*Philip A. Cahill*  
Philip A. Cahill

*Dana T. Lowell*  
Dana T. Lowell

*F. Lester Fraser*  
F. Lester Fraser

Filed with Town Clerk \_\_\_\_\_



PLAN OF LAND IN WELLESLEY, MASS.

SCALE: 1" = 20'

FEBRUARY 17, 1970

PLAN BY: MACCARTHY ENGINEERING SERVICE, INC. NATICK, MASS.



DATE \_\_\_\_\_

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