72-62

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH
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F. LESTER FRASER

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235-1664

Petition of Wellesley Green Trust

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 8:20 p.m. on December 7, 1972, on the petition of the Trustees of Wellesley Green Trust, requesting a special permit, under the provisions of Section XXIV-E of the Zoning By-law, which will allow them to continue to use the dwelling at 59 Grove Street as a temporary showroom/sales office.

On November 20, 1972, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

William A. Kreutzjans spoke in support of the request at the hearing.

Statement of Facts

The property involved is located within a Limited Apartment District where a group of condominiums are being constructed; one building has been completed and two are under construction. The temporary showroom/sales office is used in connection with the development.

Under Section XXIV-E of the Zoning By-law, the Board of Appeal may grant temporary and conditional permits for non-conforming uses in any district in the Town for a period of not more than one year at a time when it finds that after a public hearing a real need exists, and that the proposed non-conforming use will not substantially reduce the value of any property within the district.

The petitioner seeks a renewal of the permit issued a year ago by this Board to use the dwelling involved as a temporary showroom/sales office. It was stated that it has been most beneficial during the past year to have the use of the building involved as a showroom/sales office, and there is still a great need to continue its use during the construction of the condominiums.

Decision

The Board feels that there is still a need for the requested non-conforming use of the property and that such use will not substantially reduce the value of any property within the district or otherwise injure the neighborhood.

Accordingly, the permission is granted as requested, subject to the conditions imposed by this Board in its decision on, "Petition of Charles H. Spaulding, George E. Slye and Richard W. Spaulding" filed with the Town Clerk on August 6, 1971, and further that said permit shall expire one year from the date of this permit.

Richard O. Aldrich

F. Lester Fraser

Dana T. Lowell

Filed with
Town Clerk _____