



BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
 TELEPHONE
 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 8:25 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 57 Grove Street as a temporary construction 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.

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 granted a year ago by this Board to use the dwelling involved as a temporary construction office. It was stated that it is necessary to have a temporary construction office at the site, and by using the building involved it eliminates some on-site trailers which otherwise would be necessary, and thereby keeping the site less congested and unsightly. At the same time the building is being maintained and not allowed to remain idle and deteriorate.

Decision

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

Accordingly, the request is granted under Section XXIV-E of the Zoning By-law, 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.

Filed with Town Clerk

F. Lester Fraser
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