

TOWN OF WELLESLEY



RECEIVED
CLERK'S OFFICE
WELLESLEY, MASS.

BOARD OF APPEAL
1969 OCT 14 PM 4:16

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Colonial Laundries, Inc.
D/B/A Lake Waban Laundry
(Matthew T. and Marjorie M. Curran)

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 8:05 p.m. on September 18, 1969, on the petition of Colonial Laundries, Inc., D/B/A Lake Waban Laundry, requesting a permit to operate a dry cleaning machine and pressers on the premises occupied by it at 283 Linden Street and owned by Matthew T. and Marjorie M. Curran. Said request was made under the provisions of Section XI-12 of the Zoning By-law.

On June 24, 1969, the petitioner filed an application with the Board of Appeal seeking permission for the above-mentioned use of the property involved and thereafter due notice of the hearing was given by mailing and publication.

John S. Cumming, Jr., president of the Colonial Laundries, Inc., spoke in support of the petition.

Robert Beal, 285 Linden Street, questioned whether the existing parking area will be sufficient for the proposed operation and possible additional employees' cars.

Statement of Facts

The property involved is located within a Business District, and the requested use is not one specified as permitted within said District unless special permission is granted by this Board. The establishment is one of three in a block, the other two being a retail refrigerator store and a wall-paper store.

The petitioner seeks permission to install facilities to process dry cleaning on the premises in its dry cleaning store. The equipment to be installed would consist of a dry cleaning machine, three pressers, an air compressor and a small boiler. The solvent to be used is perchloroethylene, a non-flammable cleaning agent. Equipment will be used to trap all fumes, both to reconvert the solvent and to prevent objectionable odor.

It was stated at the hearing that the purpose of installing this equipment is to offer faster service to the customers in the area. At present all of the cleaning is transported each night to the main plant in Rhode Island. The bulk of the garments will continue to be handled this way, and only selected dry cleanable items will be done at this location.

While it is expected that the installation of this equipment will increase the sales at this location, it is felt that it will not be appreciable enough to create any additional traffic problem. The retail character of the store will remain unchanged as the equipment will be in the back of the store and for the most part out of sight.

It is anticipated that the present parking area will accommodate any slight increase which may result if the requested permission is granted. However, additional parking spaces can be provided at the rear of the building if so required by the Board of Appeal.

Decision

The Board has made a careful study of the facts submitted and has examined the brochures submitted describing the equipment to be used and the processing method. It has also taken a view of the locus, and has obtained a letter from the Chief Engineer of the Fire Department in which he stated that he had made an inspection of the premises involved and that there is no fire or explosion hazard in connection with the fluid to be used provided no flammable solvents are mixed with it.

It is the opinion of this Board that the use sought is similar to uses permitted within a Business District, the district in which the property is located. The area surrounding the property is zoned for business and industrial purposes and across the street is zoned for residential use. It is bounded on the east by a retail garden supply store, on the west by an open area wherein large trucks are being parked and a short distance beyond a large automobile agency and service garage is under construction, and on the rear by the Pennsylvania Railroad.

The Board finds, therefore, that the requested use of the property will not prove dangerous to the neighborhood through fire, explosion or any other cause or otherwise be injurious, obnoxious or offensive.

Accordingly, the requested permission is granted under the provision of Section XXIV of the Zoning By-law subject to the following conditions:

1. That no flammable solvents are mixed with the fluid approved, and that the fluid shall be used in accordance with the instructions of the manufacturers.
2. That proper ventilation is provided to remove the vapors from the building.
3. That a parking area for at least eight cars shall be provided at the rear of the building or to the satisfaction of this Board.
4. That this Board retains jurisdiction to change the conditions of or revoke this permit at any time, if it deems it is in the public interest to do so.


Richard O. Aldrich


Edward T. Kilmain


Robert T. Colburn

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.

1969 OCT 14 PM 4:16