



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

## BOARD OF APPEAL

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Mary T. Stratton

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. April 27, 1972, on the petition of Mary T. Stratton, requesting permission to conduct an antique business in the barn adjoining the house at 61 Manor Avenue as provided under Section XXIV-E of the Zoning By-law.

On February 18, 1972, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing.

The following persons appeared at the hearing and spoke in opposition to the request: Martha Doran, speaking for Mary Scannel, 16 Pinevale Avenue, Mrs. George Greathead, 58 Manor Avenue, and John O'Neill, 75 Manor Avenue; all felt the proposed use of the property would create a traffic and parking problem and would be detrimental to the neighborhood.

A letter opposing the request was received from Mr. and Mrs. Richard M. Wheeler, 69 Manor Avenue.

A petition signed by seven nearby property owners was submitted. It stated that they had no objections to the petitioner using the barn on her property for the storage and sale of antiques in the manner in which she outlined, namely, that she use the barn for the sale of antiques by appointment only.

Statement of Facts

The property involved is located within a Single-residence District, a district in which the desired use of the property is not permitted unless special permission is granted by this Board.

The petitioner seeks permission to use a small barn which is located on her property to store and show antiques. It was stated that as the petitioner has a fulltime job, there would be very few hours in which people might be calling at the house and that it would be by appointment only. If permission is granted, it was stated, it is proposed to paint and generally upgrade the barn and property. There is ample off-street parking space on the property for four cars, it was alleged, and this should easily take care of the probable number of cars which might be there at any one time. It is unlikely that there would ever be more than two at any one time as the showing will be by appointment only. It is the desire of the petitioner to erect a small, attractive sign over the barn door to identify the location and to run an advertisement in the "Townsmen." It is the belief of the petitioner that the proposed operation will not be detrimental to the neighborhood nor increase traffic to any degree.

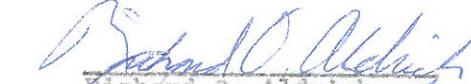
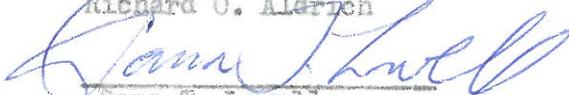
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Decision

The Board has considered all the facts in this case and is of the view that introduction of a business use of the type here proposed into a single-family residence neighborhood is undesirable and unwarranted by the facts educed in this case. The sale of antiques would necessarily involve deliveries of merchandise to and from the premises and other activities which could be distasteful to other residents in the area. Moreover, the granting of this and perhaps other equally worthy requests of a similar nature would necessarily be injurious to the present residential character of the neighborhood and would derogate from the intent and purpose of the Zoning By-law.

Therefore, the Board is of the opinion that the requested permission should be denied.

Accordingly, the petition is dismissed.

  
Richard O. Aldrich  
  
Dana T. Lowell  
  
Robert T. Colburn

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

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