

**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEGEL, CHAIRMAN
CYNTHIA S. HIBBARD
DAVID G. SHEFFIELDLENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208J. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY
ROBERT C. SECHREST

ZBA 2007-38
Petition of Joan and Jeffrey Talmadge
30 Mayo Road

Petition of JOAN AND JEFFREY TALMADGE (the "Petitioner") requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to use a portion of their premises at 30 MAYO ROAD, in a Single Residence District, for the purpose of a home occupation; namely an internet based vacation rental business, with no clients coming to the premises, but two nonresident employees working Mondays through Fridays from 9:00 a.m. to 5:00 p.m. Parking for nonresident employees shall be on the premises.

On May 23, 2007, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Jeff Talmadge, who said that the request was for a second renewal of the Special Permit to run an internet based vacation rental business out of their home. He said that they have had a Special Permit for three years.

Mr. Talmadge said that terms and conditions have not changed since the previous Special Permit was granted.

The Board said that when viewed from Mayo Road the house is not easily visible.

There was no member of the public present who wished to speak to the petition.

Statement of Facts

The subject property is located at 30 Mayo Road, in a Single Residence District.

The Petitioner is requesting renewal of a Special Permit to use a portion of their premises for the purpose of a home occupation: namely an internet based vacation rental business, with no clients coming to the premises, but two nonresident employees working Mondays through Fridays from 9:00 a.m. to 5:00 p.m. Parking for nonresident employees shall be on the premises.

On June 4, 2007, the Planning Board reviewed the petition and had no objection to granting the request, assuming there has been no change in the circumstances since the time of the last review.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

It is the opinion of this Authority that the requested use of a portion of the premises at 30 Mayo Road for the purpose of conducting an internet based vacation rental business is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw and shall neither disturb nor disrupt the customary character of the neighborhood.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. There shall be no clients coming to the premises at any time.
2. The number of nonresident employees shall not exceed two.
3. The hours during which nonresident employees shall be on the premises are limited to between 9:00 a.m. and 5:00 p.m. on Mondays through Fridays throughout the year.
4. There shall be no signage or product delivery relating to the home occupation.
5. The two employees shall park their vehicles on the premises. No parking related to the home occupation shall be on Mayo Road at any time.
6. This Special Permit shall expire two years from the date time-stamped on this decision.

ZBA 2007-38
Petition of Joan and Jeffrey Talmadge
30 Mayo Road

APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.

Richard L. Seegel, Chairman

David G. Sheffield

J. Randolph Becker

cc: Planning Board
Inspector of Buildings
lrm
cc: Planning Board