

**ZONING BOARD OF APPEALS**

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

RICHARD L. SEEDEL, CHAIRMAN
CYNTHIA S. HIBBARD
DAVID G. SHEFFIELDLENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208
web: www.wellesleyma.govJ. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY
DAVID L. GRISSINO

ZBA 2009-19
Petition of Joan & Jeffrey Talmadge
30 Mayo Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 2, 2009 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of JOAN AND JEFFREY TALMADGE 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 the nonresident employees shall be on the premises.

On March 16, 2009 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 (the "Petitioner"), who said that the request is for a third renewal of the Special Permit. He said that there have been no changes in conditions.

There was no one present at the Public Hearing 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 March 30, 2009, 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.

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.

J. Randolph Becker, Acting Chairman

Robert W. Levy

David L. Grissino

cc: Planning Board
Inspector of Buildings
lrm