



## ZONING BOARD OF APPEALS

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

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ZBA 2016-21

Petition of Unitarian Universalist Society of Wellesley Hills  
 309 Washington Street

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 2016 APR 21 P 12:14

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 7, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Unitarian Universalist Society of Wellesley Hills requesting a Special Permit pursuant to the provisions of Section III 4 a, Section IV and Section XXV of the Zoning Bylaw for temporary or seasonal outdoor sales of farm produce or natural products on Saturdays, June to October, from 9 am to 1 pm, on the lawn in front of the church, at 309 Washington Street, in a General Residence District.

On March 21, 2016, 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 were John Spencer, representing the Farmer's Market, and John Pattillo, representing the Unitarian Universalist Society of Wellesley Hills, the Petitioner. Mr. Spencer said that the request is for a Special Permit to hold the farmer's market for another year at the Church. Mr. Pattillo said that it is a renewal with modifications to the prior approval. He said that the location and time of operations have changed. He said that they submitted it as a new request for a special permit.

Mr. Pattillo said that the new location is for the physical stalls for the market. He said that the parking areas will remain the same. He said that they did construction work at the church last summer and the parking area was disrupted. He said that they temporarily moved the market stalls to the front lawn and that was well received by people attending the market and the vendors. He said that was something that they would like to do going forward this year. The Board said that opens the parking lot for more parking and simplifies the circulation.

The Board discussed conditions to the Special Permit. Mr. Pattillo said that they had no issues with traffic or the Police last year due to operation of the Farmer's Market. The Board said that the previous Special Permit was granted for operation from May to October. Mr. Spencer said that the current request is for operation from June to October, and that the time be changed from 10 am to 2 pm to 9 am to 1 pm, based on vendors' feedback.

A Board member said that he made inquiries of some of the local merchants as to whether they felt that there were any adverse conditions or traffic, and they said that there were none. Mr. Spencer said that some of the local merchants joined the market.

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 309 Washington Street, in a General Residence District, where temporary or seasonal outdoor sales of farm produce or natural products is a use not allowed by right.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section III 4 a, Section IV and Section XXV of the Zoning Bylaw for temporary or seasonal outdoor sales of farm produce or natural products on Saturdays, June to October, from 9 am to 1 pm, on the lawn in front of the church.

Proposed Wellesley Farmers' Market 2016 Location was submitted.

On April 5, 2016, Jack Pilecki, Deputy Police Chief, stated in an email that the Police have no objection.

On April 6, 2016, the Planning Board reviewed the petition and recommended the Special Permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. A Special Permit is required pursuant to Section III A 4 (a) of the Zoning Bylaw, as the requested use of the premises for temporary or seasonal outdoor sales of farm produce or natural products is a use not allowed by right.

It is the opinion of this Authority that temporary or seasonal outdoor sales of farm produce or natural products on Saturdays, June to October, from 9 am to 1 pm on the lawn in front of the church at 309 Washington Street, in a General Residence District, is in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, A Special Permit is granted, as voted unanimously by this Authority at the Public Hearing for temporary or seasonal outdoor sales of farm produce or natural products on Saturdays, June to October, from 9 am to 1 pm on the lawn in front of the church at 309 Washington Street, in a General Residence District, subject to the following conditions:

1. Two staff non vendors shall be on site at all times the market is operating.
2. There shall be proper removal and disposal of trash.
3. Any tables or equipment shall be stored indoors
4. Vendors shall be restricted to local produce and crafts, as well as a limited amount of food services vendors such as hotdog or popcorn vendors.
5. Coordinators of the market shall review the traffic situation once per month with the Wellesley Police Department.
6. Operation of the market shall be limited to Saturdays, 9 am to 1 pm from June to October.
7. The Special Permit for the Farmers Market shall expire one year from the time date stamped on this decision.

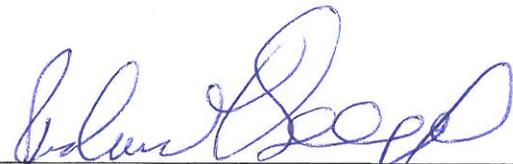
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ZBA 2016-21  
Petition of Unitarian Universalist Society of Wellesley Hills  
309 Washington Street

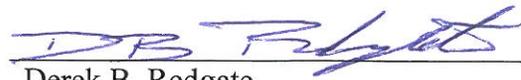
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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
Richard L. Seegel, Chairman

  
David G. Sheffield

  
Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm