

65-60

TOWN OF WELLESLEY



MASSACHUSETTS

TOWN OFFICE BUILDING
WELLESLEY, MASS.

BOARD OF APPEAL

GARRETT S. HOAG
DANA T. LOWELL
F. LESTER FRASER

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

1965 DEC 2 11 57 AM

Petition of Wellesley Office Park

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 8:45 p.m. on December 2, 1965, on the appeal of Wellesley Office Park from the denial of its request for approval by the Inspector of Buildings to lease a portion of the building located at 44 Glenwood Avenue for service and repair operations on business machines. Said request is made under the provisions of Section IX 2, and Section XXIV of the Zoning By-law.

Milton Boardwin, attorney, represented the petitioner at the hearing.

The Planning Board felt that the proposed use of the property would be consistent with the uses proposed by the Comprehensive Plan for this area and so stated in its report.

On November 15, 1965, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The building involved, which is now under construction, is located within an Administrative and Professional District. Plans for this building were approved by this Board in a decision recorded with the Town Clerk on April 23, 1963.

The petitioner is presently negotiating with Sperry Rand Corporation to lease space in the building involved and seeks permission to use a portion of it for certain service and repair operations on business machines.

The tenants are leasing a portion of the basement, first floor and the entire second floor. The service and repair work will be carried on only in the basement and first floor. Floor plans were submitted and are on file which show the areas to be used for service and repair operations. The repair work consists largely of employees using hand tools to clean, adjust, and replace necessary parts in Remington desk-top office machines, such as typewriters, adding machines and calculating machines. This reconditioning process consists of any necessary dismantling and cleaning, touch-up where required, reassembling and adjustment and finally inspection and testing. If more substantial work is required the equipment is returned to the factory. Approximately 2% of the area of the building will be devoted to service and repair, and approximately seven persons will be engaged in this work at any one time out of a total expected building population of 350.

The petitioner requested that the Board rule that the proposed use is an incidental or accessory use to those specifically set forth in the By-law; or, alternatively, that the proposed use is similar to such one or

or more of the specifically permitted uses; or, barring favorable action on either of the foregoing, that the Board make a "special exception" in this case.

Decision

The Board has made a careful study of all the evidence submitted and the application of the Zoning By-law with respect to this request. In its opinion, this case comes before it because a service and repair operation is not permitted within an Administrative and Professional District unless this Board finds that it is, "similar to one or more of the uses specifically authorized," by Section IX of the Zoning By-law.

The Board finds that the requested use is similar to one or more of the uses specifically authorized by Section IX 1. and 2. of the Zoning By-law, specifically, "establishments for research and development, including light manufacturing." It further finds that the proposed use will not substantially reduce the value of any property within the district and will not be dangerous, injurious, obnoxious, or offensive to the neighborhood by reason of noise, vibration, smoke, cinders, odor, gas, fumes, dust, chemicals or other objectionable feature.

Accordingly, the requested permission is granted subject to the following conditions:

1. That said building shall not be occupied until the owners comply with each and every condition set forth in the original decision of the Board of Appeal, recorded with the Town Clerk on April 23, 1963, granting permission for the construction of the building involved.

Garrett S. Hoag
Garrett S. Hoag

Dana T. Lowell
Dana T. Lowell

F. Lester Fraser
F. Lester Fraser

Filed with Town Clerk _____

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