

70-15

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH
DANA T. LOWELL
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KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of the Kiwanis Club of Wellesley
Massachusetts, Inc.

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 8:25 p.m. on March 19, 1970, on the petition of the Kiwanis Club of Wellesley, Massachusetts, Inc. requesting permission to conduct an antique show and sale, professionally organized and operated, in the First Congregational Church of Wellesley Hills, 207 Washington Street, on October 14, 15, 16 and 17, 1970, as provided under Section XXIV-E of the Zoning By-law.

On February 17, 1970, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Herbert A. Hills, Jr., Director of the Kiwanis Club, spoke in support of the request.

The following officers and members of the Kiwanis Club also spoke in favor of the request: Rev. Arthur H. Melanson, past President, Charles J. McCullough, past President, and Robert S. Hoffman, Jr., Vice President; also Herbert S. Austin, Secretary.

No objections were made at the hearing to the request.

Statement of Facts

The property involved is located within a Single-family District. There is a Church building on the property as well as a large parking lot.

The petitioner seeks permission to conduct an antique show and sale, professionally organized and operated, in the Church building on the designated dates and times indicated.

It was stated that a similar request was made by the petitioner last year for the same type of show to be conducted at the same location, and permission was granted by this Board, but due to unforeseen complications, it could not be held.

If permission is granted, the antique dealers will set up their displays beginning Wednesday morning October 14, 1970 at 10:00 a.m. There will be a special invitation preview on Wednesday evening from 7:00 to 10:00 p.m. The show will be open to the public from 10:00 a.m. to 10:00 p.m. on Thursday and Friday, October 15, and 16, and from 10:00 a.m. to 4:00 p.m. on Saturday October 17, with the premises vacated by 7:00 p.m.

It was pointed out that the Wellesley Kiwanis Club is a part of an international organization of business and professional men whose principal purpose is to render service, financial and otherwise, primarily to youth, but also to numerous other worthy causes and projects both local and national.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 03-10-2009 BY SP4 JAC/STP

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In order to carry out its program, it is necessary for the club to undertake one or more fund-raising functions to supplement the amount collected from members during the year. After considerable research, it was decided, if permission is granted, to conduct an antique show under the leadership and direction of a professional organizer of such shows. The Kiwanis Club itself will sell and serve refreshments during the entire show. The downstairs function rooms of the church will be used for the show. There are ample parking facilities adjacent to the Church and it will be possible to provide police for traffic control if necessary. If permission is granted, all necessary licenses and bonds will be obtained as required by the Board of Selectmen.

It is the opinion of the Club that the proposed show and sale will not only prove extremely beneficial to the Kiwanis Club, but will give the people of Wellesley an opportunity of attending an interesting show and indirectly support the numerous organizations and programs assisted by the Club.

Decision

It is the opinion of this Board that a real need exists for the proposed non-conforming use of the property for the limited time involved and subject to the conditions hereinafter set forth, and that such temporary use will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood.

The proposed use should not create any more traffic than would exist at a regular church function, and should not create any noise in the neighborhood as it will be conducted entirely within the church building.

The Board, therefore, grants the permission requested, under Section XXIV-E of the Zoning By-law, subject to the following conditions:

1. That permission is granted for the desired antique show and sale on October 14, 15, 16 and 17, 1970, with an invitation preview on Wednesday evening from 7:00 p.m. to 10:00 p.m. and the show open to the public from 10:00 a.m. to 10:00 p.m. on Thursday and Friday, October 15 and 16 and from 10:00 a.m. to 4:00 p.m. on Saturday October 17, with the premises vacated by 7:00 p.m.
2. That all necessary local and State licenses and permits shall be obtained.
3. That sufficient off-street parking spaces for vehicles of persons involved in the conduct of the antique show and for vehicles of persons attending said show shall be provided on the grounds of the First Congregational Church of Wellesley Hills.

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- 4. That no signs shall be displayed on the property except identification signs and directional signs during the time the show is being conducted.
- 5. That said sign shall expire at the close of the show on October 17, 1970.

Philip H. Cahill
 Philip H. Cahill
Dana Y. Lowell
 Dana Y. Lowell
F. Lester Fraser
 F. Lester Fraser

Filed with Town Clerk 4/10/70

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