

TOWN OF WELLESLEY



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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 25, 1971, 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 and 16, 1971, as provided under Section XXIV-E of the Zoning By-law.

On January 19, 1971, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Charles W. Heard, Director of the Kiwanis Club and Chairman of the Antique Show and Sale, spoke in support of the request.

The following officers and members of the Club also spoke in favor of the request: Robert S. Hoffman, Jr., President, Francis G. Begley, David Lockwood, Samuel Scott and Herbert A. Hills, Jr.

Ray A. Ely, representing the First Congregational Church, stated that arrangements would be made with the Wellesley Friendly Aid Association relative to the parking of motor vehicles.

A letter was received from the Wellesley Friendly Aid Association in which it offered no objection to the Antique Show and Sale provided that no cars will be parked in its private parking area in front of its building from 8:00 a.m. through 4:30 p.m. on Thursday, October 14, and Friday, October 15.

Statement of Facts

The property involved is located within a Single-residence 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.

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. It was stated at the hearing that the show was extremely beneficial to the Kiwanis Club and well received by the public. It is now the desire of the Club to have it as an annual event, and if possible, to obtain permission on a three or five year basis.

If permission is granted, the antique dealers will set up their displays beginning Wednesday morning October 13. There will be a special invitation preview on Wednesday evening from 7:00 - 10:00 p.m. The show will be open to the public from 12:00 noon to 10:00 p.m. on Thursday and Friday, October 14 and 15 and from 10:00 a.m. to 4:00 p.m. on Saturday October 16, with the premises vacated by 7:00 p.m.

It was pointed out that there should be no noise created from this function and it should not be disturbing in any way to the neighborhood. There are ample parking facilities adjacent to the Church and it will be possible to provide for traffic control if necessary.

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, that such temporary use will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood.

The Board granted a similar request a year ago and to its knowledge, there were no complaints received resulting from this function.

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 and 16, 1971, with an invitation preview on Wednesday evening from 7:00 to 10:00 p.m., with the show and sale to be open to the public from 12:00 noon to 10:00 p.m. on Thursday and Friday, October 14 and 15 and from 10:00 a.m. to 4:00 p.m. on Saturday October 16, 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
4. That satisfactory arrangements shall be made with the Wellesley Friendly Aid Association relative to cars parked in its private parking area.
5. That no signs shall be displayed on the property except identification signs and directional signs during the time the show is being conducted.
6. That said permit shall expire at the close of the show on October 16, 1971.

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Filed with Town Clerk

Dana T. Lowell

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