



BOARD OF APPEAL

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Petition of the Maugus Club

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 February 17, 1977, on the petition of the Maugus Club, requesting permission to lease parking spaces on the premises of the Maugus Club, located at 40 Abbott Road, as provided under Section XXIV-E of the Zoning By-law.

On December 17, 1976, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Walter F. Greeley, president of the Maugus Club, spoke in support of the request and explained in detail the reasons why he felt that the proposed parking lot would not only provide off-street parking space for the Wellesley Hills merchants during peak hours, but also would benefit the Club by utilizing the space during daytime hours when it is usually vacant.

Henry D. White, attorney, representing fourteen families in the neighborhood, outlined in detail their reasons for opposing the request. He stressed the increased traffic, which he felt would result from the proposed use of the property, the risk to school children attending the Phillips school and the detrimental result to properties in the neighborhood by the introduction of a business use in the area.

Letters favoring the request were received from Lee Chevrolet Co., Inc., 336 Washington Street and Alfred A. Fraser, 330 Washington Street.

A letter opposing the request was received from Willard Woodruff, principal of the Alice L. Phillips School.

A letter was received from the Board of Selectmen, in which it took no position on the question of whether or not permission should be granted, but wished to go on record that if permission is granted, conditions be imposed to require landscaping on said parking lot.

A petition, signed by thirty-seven residents of the neighborhood, was submitted opposing the request.

A number of persons appeared at the hearing, all speaking in opposition to the request.

Statement of Facts

The property involved, containing 68,321 square feet, is located within a Single Residence District, a district in which, among other uses, a club, except a club the chief activity of which is a service customarily carried on as a business, is permitted, and such accessory uses as are customarily carried on as a business.

The Maugus Club has been in existence for over seventy-five years and is a duly incorporated organization, the chief activities of which are social and the services of which are not performed as a business.

The Club now seeks permission to lease twenty-nine parking spaces to customers and employees of Wellesley Hills merchants during normal day-time working hours.

It was stated at the hearing that the petitioner has been asked by the merchants in the Wellesley Hills area to allow their customers and employees, for a nominal fee, to park their cars on the petitioner's parking lot during peak business hours. A similar request was made sometime ago, it was stated, and arrangements were made by the petitioner to provide the requested parking spaces, however, notification was received from the Building Inspector that such use of the property was in violation of the Zoning By-law and would have to cease immediately.

The Club now has a problem, it was stated, with the general public parking on the lot without permission and it is felt that if the Board will allow the proposed use as requested, it will relieve pressures in the business area and will also prove beneficial to the merchants and townspeople. It is further felt that the proposed use of the property will not aggravate traffic in the area to any great extent as it is proposed to close off the entrance to Seaward Road, thus having the traffic enter and exit onto Abbott Road and then go in either of two directions.

A plan of the proposed parking lot was submitted which showed the spaces to be leased as well as those to be available for Maugus Club use.

Decision

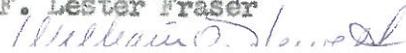
The Board has made a careful study of the evidence submitted, has taken a view of the locus, and has given consideration to the probable increase in traffic which may result from the proposed use of the parking lot, especially with respect to the traffic in the immediate neighborhood.

Under the provisions of Section XXIV-E of the Zoning By-law, this Board may grant temporary and conditional permits for non-conforming uses in any district in the Town for a period of not more than one year at a time, providing it finds that the proposed use will not reduce the value of any property within the district, or otherwise injure the neighborhood.

It is the opinion of this Board that the introduction of a business use, such as requested, into a single residence district, would be undesirable and detrimental to the neighborhood. There is no question, in its opinion, that additional traffic would be generated in the area especially when there is normally heavy traffic on Abbott Road. The Club's activities, which are permissible within the district, from necessity create additional traffic within the neighborhood, and it is the opinion of this Board, that to allow additional parking on the premises, would be injurious to the residential character of the neighborhood and would derogate from the intent and purpose of the Zoning By-law.

Therefore, the requested permission is denied and the petition dismissed.

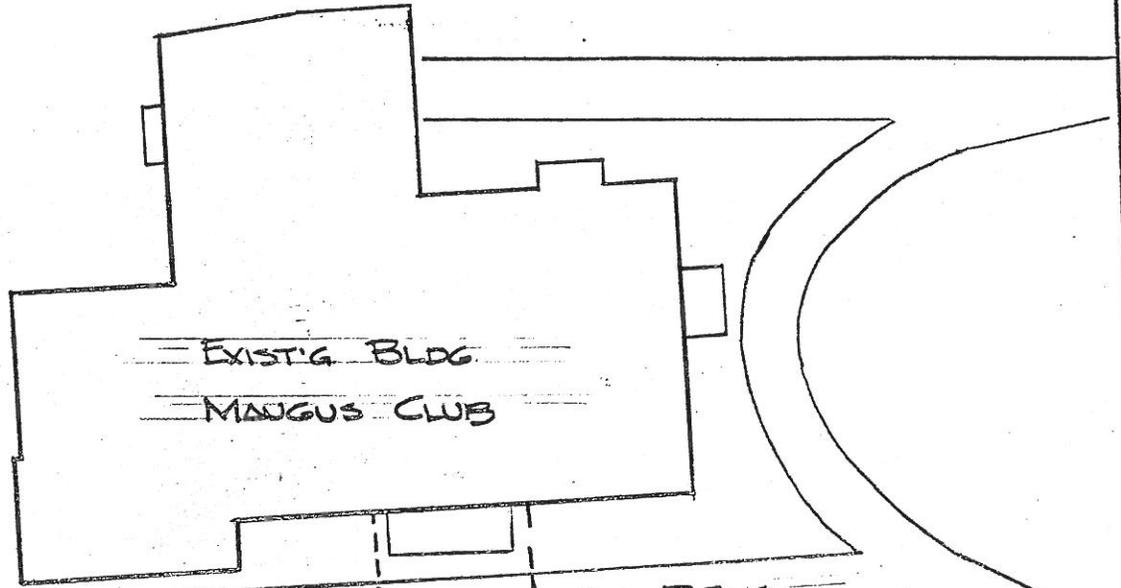

Francis L. Swift

F. Lester Fraser


68,321 SQUARE FEET

SEAWARD ROAD

ABBOTT ROAD

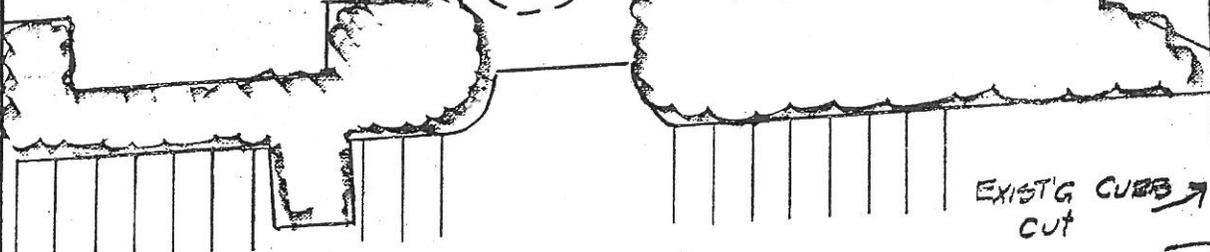


S.B.

S.B.

327.5'

204.96'

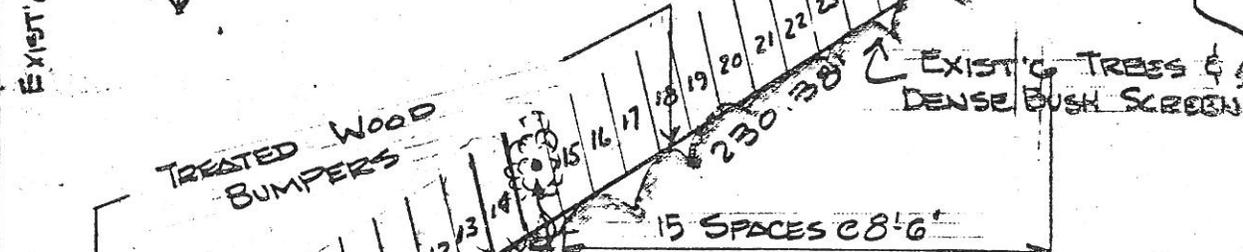


EXIST'G. CURB CUT

RESERVED MEMBER PARKING

EXIST'G. PAVED PARKING LOT

PROPOSED RENTAL PARKING SPACES



TREATED WOOD BUMPERS

14 SPACES @ 8'-6"

15 SPACES @ 8'-6"

1 2 3 4 5 6 7 8 9 10 11 12 13 14

WELLESLEY PARK LAND

EXIST'G. TREES & BUSH SCREEN

NEW TREE

14 SPACES @ 8'-6"

17.5'

18'

8'-6"

S.B.



Arthur Brown

TYPICAL SPACE

SCALE 1" = 40'