TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 90-37
Petition of Town of Wellesley/Natural Resources Commission/Wellesley Boy Scouts
Hunnewell Field/Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 24, 1990 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, on the petition of the TOWN OF WELLESLEY/NATURAL RESOURCES COMMISSION/WELLESLEY BOY SCOUTS requesting renewal of a Special Permit pursuant to the provisions of Section II 8 (b) and Section XXV of the Zoning Bylaw to allow the sale of Christmas trees and wreathes on December 6, 7, 8 and 9, 1990 at the front of the tennis courts at HUNNEWELL FIELD on WASHINGTON STREET, in a Single Residence District.

On May 7, 1990, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Jaime Hayman, a member of Boy Scout Troup 185, who said that the Wellesley Boy Scouts would like to use the site for the sale of Christmas trees, as they have done for the past five years.

No person other present had any comment on the petition.

Statement of Facts

The subject property is known as Hunnewell Field, on Washington Street, owned by the Town of Wellesley. The Natural Resources Commission has authority over the use of the land.

Five Wellesley Boy Scout troups (Troup 181, 182, 185, 186 and 187) wish to sell Christmas trees and wreathes at Hunnewell Field, near the tennis courts, as they have done since the first Special Permit was granted in 1986. They will use parking spaces in front of the tennis courts. A temporary sign, allowed by the Town, will be used. Profits from the sale will benefit the entire Wellesley Boy Scout program.

On May 19, 1990, the Natural Resources Commission granted a permit to the Wellesley Boy Scouts to use the Hunnewell Field tennis court parking area for the Christmas tree sale subject to enumerated conditions.

The Planning Board, on May 15, 1990, voted to offer no objection to the request.

Decision

This Authority has made a careful study of the evidence presented. Section II 8 (b) of the Zoning Bylaw allows for the use of land in a Single Residence District for a non-profit purpose provided that certain requirements are met.

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It is the opinion of this Authority that sufficient off-street parking is available in the area of Hunnewell Field, and that the requested use will not disturb or disrupt any surrounding residential neighborhood.

Therefore, a Special Permit pursuant to Section II 8 (b) of the Zoning Bylaw is hereby granted to the Wellesley Boy Scouts (Jaime Hayman, petitioner) for the use of Hunnewell Field for the sale of Christmas trees and wreathes on December 6-9, 1990, subject to the following conditions:

1. That provisions shall be made for sufficient off-street parking so that no vehicle will be required to park on any street.

2. That all conditions required by the Natural Resources Commission shall be met.

The Special Permit is hereby also renewed for a four-day period in December, 1991, subject to the above conditions and permission from the Natural Resources Commission.

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.

John A. Donovan, Jr.

Kendall P. Bates

Robert R. Cunningham

cc: Planning Board
Inspector of Buildings
edg

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