



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

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Executive Secretary
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ZBA 90-38
Petition of Anthony Pasqueriello
661 Worcester 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 ANTHONY PASQUERIELLO, requesting a Special Permit pursuant to the provisions of Section II 8 (h) and Section XXV of the Zoning Bylaw to allow him to use a portion of his premises at 661 WORCESTER STREET, in a Single Residence District, for the conduct of a home occupation, namely the teaching of classical guitar lessons on Monday through Friday, 4 p.m. to 8 p.m. and Saturday from 10 a.m. to 3 p.m., with no more than three students per day, throughout the year.

On May 7, 1990, the petitioner filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Anthony Pasqueriello, who stated that he wished to teach classical guitar in his home. He said there would be no employees, no amplification, and not more than 3 students per day.

Referring to a letter from the Planning Board, the Board asked if there would be any problem restricting student parking to the driveway accessing Roberts Road rather than the one on Worcester Road in the interest of safety. Mr. Pasqueriello said there would be no problem.

Mark Bittenbender, 669 Worcester Street, said he had no objection to the request.

Statement of Facts

The subject property is located at 661 Worcester Street on the corner of Roberts Road, in a Single Residence District, with driveways accessing both roadways.

The petitioner is requesting a Special Permit for a home occupation, namely the teaching of classical guitar lessons on Monday through Friday from 4 p.m. to 8 p.m. and Saturday from 10 a.m. to 3 p.m., with no more than three students per day. There will be no employees and no amplification equipment used. Parking is available for 5 cars in the Roberts Road driveway.

The Planning Board, on May 15, 1990, voted to offer no objection provided that the conditions enumerated above would be met.

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Decision

This Authority has made a careful study of the evidence submitted and is of the opinion that the requested use by Anthony Pasqueriello is in compliance with the requirements of Section II 8 (h) of the Zoning Bylaw, and that the requested home occupation will not disturb or disrupt the customary character of the residential neighborhood.

Therefore, the Special Permit is granted subject to the following conditions:

1. That all parking related to the home occupation shall be in the driveway on Roberts Road, and that no students' cars will be parked on either Roberts Road or Worcester Street at any time.
2. That the teaching hours shall be limited to Monday through Friday, 4 p.m. to 8 p.m. and Saturday from 10 a.m. to 3 p.m.
3. That there shall be no more than 3 students per day.
4. That there shall be no amplification equipment used.
5. That this Special Permit shall expire one year from the date of this decision.

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.

cc: Planning Board
Inspector of Buildings
edg

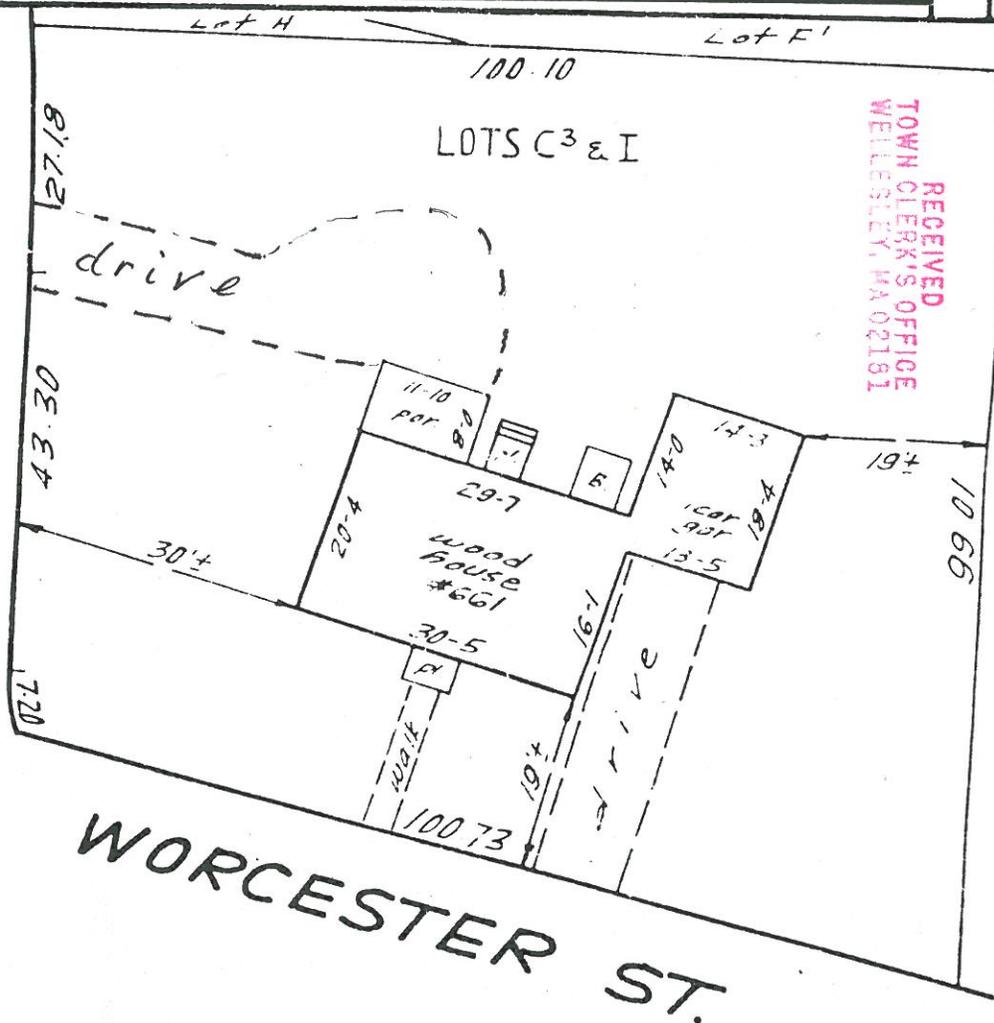
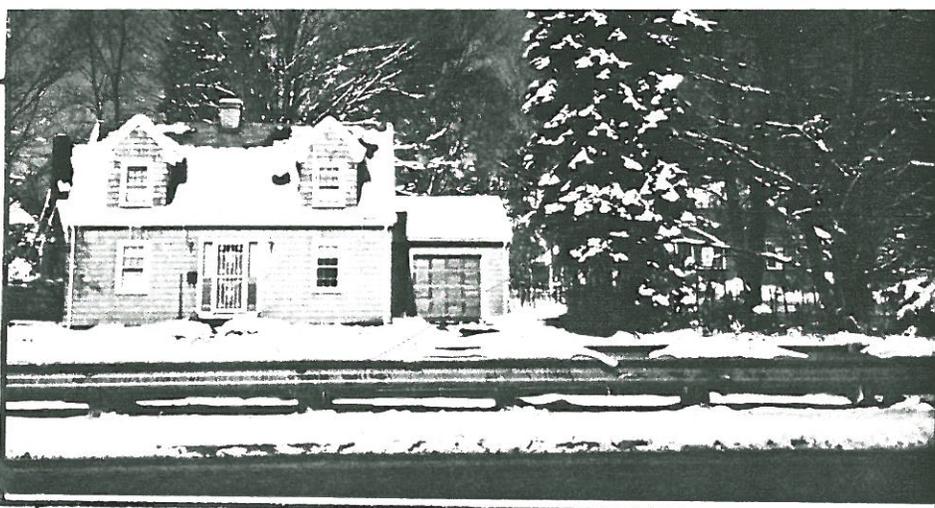

John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert R. Cunningham

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May 7 1 23 PM '90
Engdgs. for a

THIS PLOT PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS FOR THE USE OF THE BANK ONLY UNDER NO CIRCUMSTANCES ARE OFFSETS TO BE USED FOR FENCES WALLS HEDGES, ETC

ROBERTS RD.

WORCESTER ST.

RECORDED AT NORFOLK
REGISTRY OF DEEDS
REC BOOK No PAGE NO.
SHOWN AS LOTS C³ & I PLAN BY
H. B. APPLETON, ENG
DATED MAY 21, 1934
L. C. PLAN NO. 5882 I

PLAN OF PROPERTY
661 WORCESTER ST.
WELLESLEY • MASS.
EVERETT M BROOKS CO.-CIVIL ENGRS
NEWTONVILLE - MASSACHUSETTS
SCALE: 1 IN = 20 FT DATE: JULY 30, 1956

I HEREBY CERTIFY THAT THE
BUILDINGS ON THIS PROPERTY
ARE LOCATED AS SHOWN ON
ABOVE PLAN AND COMPLY WITH
THE ZONING LAWS OF THE
TOWN OF WELLESLEY
Everett M Brooks
Surveyor