

TOWN OF WELLESLEY



MASSACHUSETTS

BURTIS S. BROWN, CHAIRMAN  
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BOARD OF APPEAL

KATHARINE E. TOY, CLERK  
 TELEPHONE  
 WE. 5-1664

Petition of Corcoran Motors Sales, Inc.

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 324 Washington Street at 8:00 p.m. on November 12, 1953 on the petition of Corcoran Motors Sales, Inc. for permission to extend its present business establishment at 234 Worcester Street fifty feet into a more restricted district.

Statement of Facts

On October 22, 1953 the petitioner filed its written request as provided under Section 7-D of the Zoning By-law for the above-mentioned permission and thereafter due notice of the hearing was given by mailing and publication.

The property involved is located at the corner of Worcester Street and Hastings Street on the westerly side, and is zoned for business and residential purposes. The portion zoned for business has a frontage of 200 feet along Worcester Street and a depth of 150 feet along Hastings Street.

At the hearing Russell J. Coffin, Counsel representing the petitioner, appeared and submitted a plot plan, drawn by the Gleason Engineering Company, dated November 9, 1953, which showed the fifty-foot strip requested by the petitioner to be used for business purposes. A plan of the proposed addition to be constructed was also submitted. Mr. Coffin stated that the petitioner which is the distributor for Ford Automobiles in this area, is presently operating its business from two locations within the Town, the new car branch being located on Worcester Street and the service branch being located on Washington Street. It is the desire of the petition, Mr. Coffin stated, to combine the two branches of the business and operate from the building recently constructed on Worcester Street. In order to do this, however, it will be necessary to construct an addition at the rear of the present building which would extend into the residential area. The addition is to be 31' x 123'6" and will provide nine stalls for servicing of cars. All cars will be serviced within the building. The additional twenty-foot strip requested to be zoned for business beyond the addition is to provide space for maneuvering the cars and temporary parking of cars. The combined sales and service departments would eliminate transporting the cars between buildings and lessen the traffic on Worcester Street and Washington Street, it was pointed out by Mr. Coffin.

John P. Corcoran, Treasurer of the Corcoran Motor Sales, Inc. appeared and presented an aerial view of the property and stated that the proposed addition, if built, will be of cement block similar to the present building and will be in keeping with the present structure. Mr. Corcoran stated further that he has approximately fifty employees and it is his desire to provide off-street parking space for these employees' cars. Mr. Corcoran stressed the need for the proposed consolidation and urged the Board to grant the permit.

Willard J. Hodges, Sheridan Circle appeared and stated that he favored the granting of the requested permission.

Letters of approval were received from Philip Ordis, owner of property at 63 Hastings Street and Ethel McNeil, owner of property adjoining at 240 Worcester Street.

The following persons appeared and spoke in opposition to the granting of the permit: Malcolm W. Morse, 1 Madison Road, James S. Duffy, 46 Sheridan Road, Robert H. Arnold, 11 Sheridan Road, John K. Chevone, 238 Worcester Street and Sophia Chevone, 238 Worcester Street. All felt that if the business property were extended fifty feet it would result in additional cars being parked on the street and an increase in traffic.

Felix Juliani, representing the Planning Board, appeared and stated that the Planning Board, after careful consideration and study, felt that no added congestion would result from the proposed extension of business and that the Board favored the granting of the permit.

#### Decision

This is a petition to construct an addition to the rear of an existing building which is located within a Business Zone and which will extend into a single-residence zone. Under Section 7-D of the Zoning By-law, the Board may grant permission for such use for a distance of not more than fifty feet.

The Board has given the matter careful consideration and has taken a view of the premises. Although the property involved adjoins land zoned for single residence purposes, it is owned by the petitioner and there are no dwellings for some distance. On the opposite corner of Hastings Street there is a large automobile show room and service station as well as several other business establishments, including a large truck garage, which extend approximately 150 feet beyond the proposed business extension.

The Board feels that it will be a distinct advantage to the Town to have both branches of this business operated from one location as it will eliminate a great deal of traffic on Washington Street and Worcester Street.

The Board also feels that granting the requested permit, will serve to provide off-street parking of cars which otherwise would be parked on Hastings Street or Worcester Street.

The Board unanimously finds that such extension is reasonably necessary and will not substantially reduce the value of any property within the district or otherwise injure the neighborhood.

Accordingly, the requested permission is granted and the Business Zone extended fifty feet or to a depth of 200 feet back from Worcester Street as shown on the plan submitted and on file with this Board.

*B. S. Brown*  
Burtis S. Brown  
*T. M. Reynolds*  
Thomas M. Reynolds  
*Sherman J. L. Brown*  
Sherman J. L. Brown

November 20, 1953.

WORCESTER

STREET



LAND IN WELLESLEY  
 SCALE 1" = 40' Nov. 9, 1952  
 GLEASON ENGINEERING CO.

