



BOARD OF APPEAL

GARRETT S. HOAG  
JOHN L. HAYDEN  
DANA T. LOWELL

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

Petition of Doris E. MacFaden

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 8:15 p.m. on 7/30/64 on the petition of Doris E. MacFaden requesting permission to use a portion of her dwelling at 11 Russell Road to give knitting lessons and to sell yarn to her customers, as provided under Section XXIV of the Zoning By-law.

The petitioner spoke in support of her petition at the hearing.

A letter favoring the granting of the request was received from George P. and Antonette Reynolds, 17 Russell Road.

The Planning Board offered no objection in its report.

On June 30, 1964, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The house involved is a single-family dwelling located within a single-family zone, a zone in which the desired use of the property is not permitted unless special permission is granted by the Board of Appeal.

The petitioner seeks permission to use one or two rooms in her home to give knitting lessons or knitting instructions and to sell yarn to her customers. She does not intend to have more than six or eight customers at any one time and generally it would be fewer. The reason for the request is that the petitioner lost her husband a year ago and must earn a living. She has a hearing difficulty which interferes with obtaining outside work. It is her belief that this will improve within the next year and the request, therefore, is being made on a temporary basis. All lessons and sales would be by appointment only, Monday through Friday, with no outside signs and no deliveries by truck would be made at any time, incidental to the knitting lessons and sale of yarn.

Conclusion

It is the opinion of this Board that a real need exists for the proposed non-conforming use of the property and subject to the conditions hereinafter set forth, will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood.

The house is located adjacent to a large office building, across from a nursing home and approximately 250 feet from Route 9, a busy throughfare. The proposed use should not create added traffic as very few cars will be at the premises at any one time. The proposed use will not create any noise in the neighborhood as the work merely involves giving knitting lessons or instructions to a few customers together with the sale of yarn to those taking instructions.

It is the further opinion of this Board that undue hardship will result to the petitioner if the requested permission is not granted as she is temporarily handicapped through her partial loss of hearing and would find it difficult to find outside employment.

The Board, therefore, grants the desired permission under Section XXIV of the Zoning By-law, subject to the following conditions:

1. That not more than four cars shall be parked on the premises and/or on Russell Road at any one time incidental to the business involved. That whenever possible all cars shall be parked in the petitioner's driveway.
2. That no trucks at any time shall deliver or pick up materials incidental to the business.
3. That no signs advertising or incidental to the business shall be displayed on the property.
4. That said permission is limited to not more than eight customers at any one time.
5. That said permit shall remain valid only so long as the petitioner occupies the property.
6. That said permit shall expire one year from this date.
7. That no materials of any kind shall be sold to any person who is not at any time taking knitting lessons from the petitioner

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Filed with Town Clerk \_\_\_\_\_