



BOARD OF APPEAL

RICHARD O. ALDRICH
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Harvey H. and Ethel M. Newhall

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 8:10 p.m. on August 22, 1974, on the petition of Harvey H. and Ethel M. Newhall, requesting permission to continue to use one room of their dwelling at #1 Ivy Road as a handcraft studio for wholesale purposes, as provided under Section XXIV-E of the Zoning By-law.

On June 13, 1974, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Harvey H. Newhall spoke in support of the request at the hearing.

Howard T. Dickson, 2 Ivy Road, stated that during the past year there has been no indication of any business being carried on in the house, and he approved the requested renewal.

Statement of Facts

The house involved is located within a Single-residence District, a district in which the desired use of the property is not permitted unless special permission is granted by this Board.

The petitioners seek permission to continue for another year the present non-conforming use of the above-mentioned property, for which a permit was granted by this Board a year ago.

Mr. Newhall stated that the method of operation has not changed during the past year. He is using one room in his house to dry and press flowers which he mounts under glass. These he sells to gift shops where they are sold at retail, with repeat orders received by mail. The entire operation is done by the petitioners, with no employees; the materials are obtained by the petitioners and brought home in their car, with no truck deliveries and no customers coming to the house. There are no signs displayed nor do they wish to have any. Mr. Newhall stated further that he has taken an early retirement and needs the revenue obtained from this operation to supplement his income.

Decision

It is the opinion of the Board that the continued use of the dwelling involved as specified in the permit granted by this Board on August 2, 1973, and subject to conditions imposed therein, will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood. It is the further opinion of the Board that there is still a real need for the continuance of the non-conforming use for another year.

Accordingly, a temporary permit is granted under the provisions of Section XXIV-E of the Zoning By-law for one year from the date of this permit upon the conditions set forth in the Board's decision on, "Petition of Harvey H. and Ethel M. Newhall" filed with the Town Clerk on August 2, 1973.


Henry H. Thayer


William O. Hewett


Franklin P. Parker

Filed with Town Clerk 10/3/74

OCT 3 5 34 PM '74

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