74-24

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

THEODORE C. MERLO
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Herbert A. Sancomb

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 August 22, 1974, on the petition of Herbert A. Sancomb, requesting permission to store three trucks on the premises at 930 Worcester Street, as provided under Section XXIV E-1, of the Zoning By-law.

On July 16, 1974, the petitioner filed an application with this Board requesting a hearing and thereafter due notice of the hearing was given by mailing and publication.

Joseph T. Fleming, attorney for the petitioner, spoke in support of the request at the hearing.

The following persons spoke in favor of the request at the hearing: John Canoni, 1 Dale Street, Arthur Edelstein, 2 Dale Road, Mary A. F. Maffei, and Robert L. Abruzzese, 753 Worcester Street. All stated that they do not see or hear the trucks and that it was a clean operation.

Letters favoring the request were submitted from John J. Canoni, and Olga E. Canoni, 1 Dale Street, Arthur Edelstein, 2 Dale Street, Vivian R. Jacobs, 3 Lexington Road, William D. and Marjorie J. Higgins, 4 Lexington Road, Mary A. F. Maffei, 934 Worcester Street, Roland H. and Margaret Sancomb, 926 Worcester Street, Reverend Msgr. Joseph W. Sullivan, St. James Church, and Lilja's package store, 6 Worcester Street, Natick.

The Planning Board objected to the request in its report.

Statement of Facts

The property 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 the Board of Appeal.

It was stated at the hearing that the petitioner has lived at the location involved since 1958 and has conducted a rubbish removal business in the Town for many years. He now seeks permission to store three trucks on his premises which are used in connection with his business. While he leases space at the rear of 962 Worcester Street, in a Business District, the space is not large enough to store all of his equipment, and he now has two packers, GVW 35000 and one rock dump 20,000 GVW trucks parked on his premises. It was pointed out that due to the vandalism which occurs when the trucks are parked at the rear of 962 Worcester Street, the present location is much better. They cannot be seen, it was stated, from Route 9, and very little can be seen by the neighbors.

It is very difficult to find a place to store trucks of this nature, it was stated, and it is the opinion of the petitioner that they are not offensive or hazardous to the neighborhood.

Decision

By a vote of two opposed and one in favor, the Board denies the petitioner's request to store three trucks on his premises at 930 Worcester Street.

The majority of the Board does not find that a real need exists (as required by Section XXIV (E) (1) of the Zoning By-Laws) for such storage of trucks. The majority feels that the petitioner did not show that there are no other available storage facilities in Wellesley or in nearby Natick for the three trucks.

Members of the Board viewed the premises in question and are of the opinion that due to the many nonresidential uses now existing along Worcester Street in the vicinity of the premises, such a nonconforming use would not substantially reduce the value of any property within the district or otherwise injure the neighborhood. However, as noted above, the majority of the Board do not find that a real need exists for this use.

Henry H Thayer
Henry H. Thayer

William O Hewett
William O. Hewett

Franklin P Parker
Franklin P. Parker

Filed with Town Clerk _____

NOV 25 2 34 PM '54
MASSACHUSETTS
TOWN CLERK'S OFFICE
RECEIVED