TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 88-55
Petition of Town of Wellesley/Natural Resources Commission/Wellesley Boy Scouts
Hunnewell Field/Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 21, 1988 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 the TOWN OF WELLESLEY/NATURAL RESOURCES COMMISSION/WELLESLEY BOY SCOUTS requesting a Special Permit pursuant to Section II 8 (b) and Section XXV of the Zoning Bylaw to allow the sale of Christmas trees and wreaths on December 8, 9, 10, and 11, 1988 at the front of the tennis courts at HUNNEWELL FIELD on WASHINGTON STREET, in a Single Residence District.

On July 5, 1988 the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Adolf Andersen, Scoutmaster for Troop 181, was present at the hearing. The Board did not require a presentation as there has been no change in the conditions from the previous Special Permits granted in 1986 and 1987, except for the dates.

No other persons had any comment on the petition.

Statement of Facts

The property in question is known as Hunnewell Field, on Washington Street, owned by the Town of Wellesley. The Natural Resources Commission has authority over the use of the land.

Five Wellesley Boy Scout troops (Troop 181, 182, 185, 186 and 187) wish to sell Christmas trees and wreaths at Hunnewell Field near the tennis courts on December 8-11, 1988 as they did in 1986 and 1987 (ZBA 86-18; ZBA 87-29). Adolf Andersen, Scoutmaster for Troop 181 is the petitioner on their behalf. They will use parking spaces in front of the tennis courts. A temporary sign, allowed by the Town, would be used. Profits will benefit the entire Boy Scout program in Wellesley.

On June 10, 1988, the Natural Resources Commission granted a permit to the Wellesley Boy Scouts to use the Hunnewell Field tennis court parking area for the Christmas tree sale, subject to conditions.

The Planning Board, on July 12, 1988, voted to offer no objection to the request.

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Decision

This Authority has made a careful study of the evidence submitted. Section II 8 (b) of the Zoning Bylaw allows for the use of land in a Single Residence District for a non-profit purpose provided that certain requirements are met.

It is the opinion of this Authority that sufficient off-street parking is available in the area of Hunnewell Field and that the use will not disturb or disrupt any residential neighborhood.

Therefore, a Special Permit under Section II 8 (b) is hereby granted to the Wellesley Boy Scouts (Adolf Andersen, petitioner) for the use of Hunnewell Field for the sale of Christmas trees and wreaths on December 8-11, 1988, subject to the following conditions:

1. That provisions shall be made for sufficient off-street parking so that no vehicle will be required to park on any street.

2. That the conditions of the Natural Resources Commission shall be met.

The Special Permit is hereby renewed also for a four-day period in December, 1989 subject to the conditions above and permission from the Natural Resources Commission.

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.

Robert R. Cunningham, Acting Chairman

Kendall P. Bates

William E. Polletta

cc: Natural Resources Commission
Planning Board
Inspector of Buildings

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