

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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ZBA 98-50

Petition of Michael D. Morin
26 Meadowbrook Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 25, 1998 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, Wellesley, on the petition of MICHAEL D. MORIN requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow him to continue to use a portion of his premises at 26 MEADOWBROOK ROAD, in a Single Residence District, for the purpose of a home occupation; namely, Desktop Publishing/Computer Design with hours from 9 a.m. to 5 p.m. on Mondays through Fridays throughout the year, and no more than 15 clients per year.

On June 8, 1998, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

As Mr. Morin was out of state at a previously scheduled family event, he had written a letter to the Board asking that the Executive Secretary be allowed to represent him. There have been no changes in the conditions since the petition was granted last year.

No other person present had any comment on the petition.

Statement of Facts

The subject premises are located at 26 Meadowbrook Road, in a Single Residence District. The petitioner is requesting a Special Permit for a home occupation; namely desktop publishing/computer graphic design with hours from 9 a.m. to 5 p.m. on Mondays through Fridays throughout the year, and no more than 15 clients per year.

Mr. Morin is the sole proprietor of his business. There are no employees. Most of his business is conducted via telephone, fax, email or visits to his clients at their business sites. An occasional client may come to the house. The double-width driveway will provide ample parking.

On June 23, 1998, the Planning Board reviewed the petition and voted to recommend renewal of the request.

ZBA 98-50
Petition of Michael D. Morin
26 Meadowbrook Road

Decision

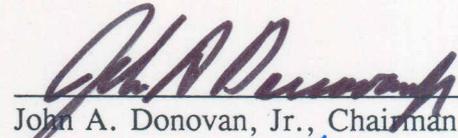
This Authority has made a careful study of the materials submitted and the information presented at the hearing, and is of the opinion that the requested use of the premises is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw. It is the opinion of this Authority that the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

Therefore, the Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. All parking related to the home occupation shall be in the driveway at 26 Meadowbrook Road, and no client vehicles shall be parked on Meadowbrook Road at any time.
2. The hours of operation of the home occupation shall be limited to 9 a.m. to 5 p.m. on Mondays through Fridays throughout the year, with no more than 15 clients per year.
3. This Special Permit shall expire one year from the date of this decision.

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.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert A. Bastille

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