

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2019-20
Petition of Joan & Jeffrey Talmadge
30 Mayo Road

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on ~~Thursday~~ June 6, 2019 on the petition of Joan & Jeffrey Talmadge 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 the use of a portion of the premise at 30 Mayo Road, in a Single Residence District, for the purpose of a home occupation, namely an internet based vacation rental business, with no clients coming to the premises but two nonresident employees working Mondays through Fridays from 9 am to 5 pm. Parking for the nonresident employees shall be on the premises.

On January 7, 2019, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing was Jeffrey Talmadge, who said that he is co-owner of WeNeedAVacation.com, which is an internet business. He said that the request is for renewal of a home occupation special permit that was first approved in the early 2000's.

A Board member asked about employees or members of the public that come to the property. Mr. Talmadge said that a couple of employees come to the property but it is uncommon for any members of the public to do so. He said that someone may come by to pick something up about once every three weeks. He said that they can accommodate all parking on the site.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 30 Mayo Road, in a Single Residence District.

The Petitioner is requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to use a portion of their premises, in a Single Residence District, for the purpose of a home occupation; namely an internet based vacation rental business, with no clients coming to the premises, but two nonresident employees working Mondays through Fridays from 9 am to 5 pm. Parking for the nonresident employees shall be on the premises.

On February 5, 2019, the Planning Board reviewed the petition and recommended that renewal of the special permit be granted.

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Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

It is the opinion of this Authority that the requested use of a portion of the premises at 30 Mayo Road for the purpose of conducting an internet based vacation rental business is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw and shall neither disturb nor disrupt the customary character of the neighborhood.

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

1. There shall be no clients coming to the premises at any time.
2. The number of nonresident employees shall not exceed two.
3. The hours during which nonresident employees shall be on the premises are limited to between 9:00 am and 5:00 pm on Mondays through Fridays throughout the year.
4. There shall be no signage or product delivery relating to the home occupation.
5. The two employees shall park their vehicles on the premises. No parking related to the home occupation shall be on Mayo Road at any time.
6. This Special Permit shall expire three years from the date time-stamped on this decision.

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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.

ZBA 2019-20
Applicant Joan & Jeffrey Talmadge
Address 30 Mayo Road

J. Randolph Becker
J. Randolph Becker, Chairman

David G. Sheffield
David G. Sheffield

Walter B. Adams
Walter B. Adams

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NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm