



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 86-52
Petition of Annette Pelletier
37 Redwing Road

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 ZONING BOARD OF APPEALS
 TOWN HALL
 WELLESLEY, MASS.
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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Great Hall of the Town Hall at 525 Washington Street, Wellesley at 8 p.m. on Thursday, September 18, 1986 at 8 p.m. on the petition of ANNETTE PELLETIER requesting a Special Permit pursuant to the terms of Section II 8 (h) and Section XXV of the Zoning Bylaws which will allow the applicant to use a part of her residence located at 37 REDWING ROAD for the conduct of a home occupation, namely a hairdressing business, said property located in a Single Residence District.

On August 26, 1986 the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Annette Pelletier, who stated that she would be working alone, that there would be no employees. Three or four cars might be parked in the driveway at one time and the driveway accommodates 4 cars. Appointments are usually one hour long. The shop would be closed on Sundays, Mondays and ½ day on Tuesdays. Hours would be Tuesdays from 1 to 5 p.m., Wednesdays through Saturdays, 9 a.m. to 5 p.m. with a total of 35 clients per week.

Present and opposed to the request: Susan Ostrer, 15 Oriole Road, Samuel Cores, 7 Oriole Road, Bernard and Annette Todrin, 10 Oriole Road. Complaints centered on increased traffic, adverse affect on property values, disruption to the residential character of the neighborhood.

Statement of Facts

The property in question is located at 37 Redwing Road, in a Single Residence District. Annette Pelletier, the owner of the property, requests a Special Permit to allow a home occupation at her residence. She presently owns a hairdressing business known as Cameo Fashions at 55 Washington Street but, because of rent increases, finds it difficult to afford, so proposes to relocate it to her home on a smaller scale (no employees).

The hours of operation would be Tuesdays, 1 to 5 p.m., Wednesdays through Saturdays, 9 a.m. to 5 p.m. A total of 35 clients per week would be seen. Three or four cars might be parked in the driveway at one time. The driveway accommodate 4 cars.

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The Planning Board, in a letter of September 15, 1986 on file at the ZBA office, noted that at its regular meeting of September 9, 1986 it had voted to offer a very strong recommendation against the granting of the Special Permit. "...The Board believes that the proposed use is not in keeping with the single family district zoning or the single family residential character of the area. The Planning Board believes that the granting of this petition would set a dangerous precedent and, although the present neighbors appear not to object, would disrupt and disturb the residential character of the neighborhood."

A petition expressing opposition to the request was received, signed by the following: Gerald C. & Susan J. Ostrer, 15 Oriole Road, Zabel and Henry Kevorkian, 26 Redwing Road, Leona & Peter Kevorkian, 30 Redwing Road, Arnold & Sylvia Simons, 33 Redwing Road, Harris F. & Marilyn Holstern, 22 Redwing Road, Louis & Estelle Tobin, 32 Bobolink Road, Cathy Kwan, 28 Bobolink Road, Michael & Evelyn Adlerstein, 24 Bobolink Road, Elaine Freedman, 20 Bobolink Road, Sherry & Arthur Glass, 12 Bluebird Road, Gerald S. Kramer, 16 Bluebird Road, Sidney & May Feinzig, 14 Redwing Road, Larry Alpert, 11 Oriole Road, Robert Ow, 3 Oriole Road, Annette & Bernard Todrin, 10 Oriole Road, Barbara Landman, 18 Redwing Road, Louis & Samuel Cores, 7 Oriole Road.

Decision

This Authority has made a careful study of the evidence presented. Section II A 8(h) states: "1. There shall be no activity, and no equipment or process shall be used, in the conduct or as the result of the conduct of a home occupation, which disrupts or disturbs the customary character of a residential neighborhood; "

It is the opinion of this Board that the use of part of the dwelling at 37 Redwing Road as a hairdresser business would be too intensive a use for the Single Residence District and would disrupt and disturb the customary character of the residential neighborhood.

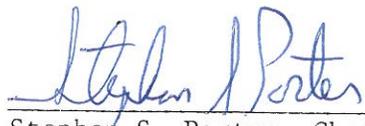
There has been considerable neighborhood resistance to the petition. The neighbors have concerns about increased traffic on a cul de sac , danger to children and disruption to the residential neighborhood.

This Authority feels that a full-time business such as proposed would be disruptive to the neighborhood and contrary to the intent of the home occupation bylaw.

Therefore, the requested Special Permit is hereby denied and the petition is dismissed.

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.

OCT 16 9 10 AM '86
TOWN CLERK'S OFFICE
PLANNING BOARD


Stephen S. Porter, Chairman


John A. Donovan, Jr.


Robert R. Cunningham

cc: Planning Board
Inspector of Buildings