

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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WALTER B. ADAMS
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ZBA 2022-01
Petition of Michael Chammas
1005 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 2, 2021 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Michael Chammas requesting renewal of a Special Permit pursuant to the provisions of Section 11, Section 14E and Section 25 of the Zoning Bylaw to allow the sale of up to six used cars on the easterly side of the existing lot at 1005 Worcester Street, in a Business District and a Water Supply Protection District.

On November 1, 2021, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

On December 2, 2021, the petition was opened and continued to January 6, 2022.

January 6, 2022

Present at the public hearing was Romeo Adams, Esq., who said that the request is to renew a special permit allow the use to sell used cars on the premises. He said that the Board approved the initial special permit for the sale of up to six cars. He said that Mr. Chammas has strictly maintained the specifications of the Board and things have been going well. He said that Mr. Chammas has been providing motor repair and services to the Wellesley community for almost 40 years. He said that approval of the special permit has allowed him to expand his business to selling used cars, which are very valuable in today's market. He said that the request is for relief to allow Mr. Chammas to continue to provide those services. He said that there have been no complaints and gas sales, auto repairs and auto sales are well coordinated.

A Board member said that the striping was done. He said that there was additional mention of selling parts that was not included in the previous approval. Mr. Adams said that the parts are for repairs, not for sale as a parts dealer.

There was no member of the public who wished to speak to the petition.

Statement of Facts

The subject property is located at 1005 Worcester Street, in a Business District and a Water Supply Protection District.

The Petitioner is requesting renewal of a Special Permit pursuant to the provisions of Section 11, Section 14E and Section 25 of the Zoning Bylaw to allow the sale of up to six used cars on the easterly side of the existing lot at 1005 Worcester Street, in a Business District and a Water Supply Protection District.

A Plot Plan, dated 10/22/19, revised 2/18/21, stamped by Patrick H. Arnow, Professional Land Surveyor, was submitted.

On January 5, 2022, the Planning Board Staff reviewed the petition and recommended that the special permit be renewed, subject to the same terms and conditions.

Decision

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

The Board found that the Design and Operation Standards in Part F are adequately satisfied and not otherwise prohibited in Part D.1, of Section XIVE of the Zoning Bylaw in a Water Supply Protection Districts.

It is the opinion of this Authority that the use of the property for the sale of used cars on the easterly side of the existing lot, will meet the Special Use Permit Standards conditions, in accordance with Section 25 D of the Zoning Bylaw.

Therefore, renewal of the Special Permit is granted, as voted unanimously by this Authority at the Public Hearing for the sale of used cars on the easterly side of the existing lot, subject to the following conditions:

1. The Special Permit shall run with Mr. Chammas, as owner of the property, and shall not run with the land.
2. Parking of six vehicles facing Edgemoor Avenue shall be with the nearest vehicle being no closer than 30 feet to Worcester Street.
3. Only one vehicle shall be parked toward the rear of the building but as close to Edgemoor Avenue as practicable.
4. Lines shall be installed between the spaces, with no parking between the last approved space and Worcester Street.
5. The proposed use to sell used cars requires a permit from the Board of Selectmen.
6. This Special Permit shall expire two 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.

J. Randolph Becker, Chairman

Robert W. Levy

David G. Sheffield

ZBA 2022-01
Applicant Michael Chammas
Address 1005 Worcester Street

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