

**ZONING BOARD OF APPEALS**

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ZBA 2011-63  
Petition of Beverly St. Clair  
11 Gilson Road

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 8, 2011, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of BEVERLY ST. CLAIR requesting renewal of a Special Permit/Finding pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow her to continue to use a portion of her premises at 11 GILSON ROAD, in a Single Residence District, for the purpose of a home occupation, namely, a psychiatric practice for individual clients with hours from 9:00 a.m. to 5:00 p.m. on Tuesdays, Thursdays and Fridays throughout the year, with no more than 21 clients during these hours. All parking is on the premises.

Record Owner of Property: R. Lawrence St. Clair

On August 23, 2011 the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Beverly St. Clair. She said that the request was for renewal of the Special Permit for a home office for a psychiatric practice. She said that there have been no changes.

Ms. St. Clair said that she spoke with the neighbors and they had no objections.

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 11 Gilson Road, in a Single Residence District.

The petitioner is requesting renewal of a Special Permit to allow her to continue to use a portion of her premises for the conduct of a home occupation; namely, a psychiatric practice for individual clients with hours from 9:00 a.m. to 5:00 p.m. on Tuesdays, Thursdays, and Fridays throughout the year.

Dr. St. Clair's practice is limited to a maximum of 21 individual adults, who are pre-screened so as to be appropriate for a home office setting. Sufficient on-site parking is available for two cars, in addition to the family vehicles. There are no nonresident employees.

On September 7, 2011, the Planning Board reviewed the petition and recommended that the Special Permit be renewed, subject to the conditions in effect.

Decision

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

It is the opinion of this Authority that the Petitioner's request for a Special Permit for a home occupation at her premises at 11 Gilson Road is in compliance with the requirements of Section II A 8 (h) and that the requested home occupation will not disturb nor 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 client sessions shall be conducted within the hours of 9:00 a.m. and 5:00 p.m. on Tuesdays, Thursdays, and Fridays throughout the year.
2. Sessions with clients shall not exceed 21 hours per week during the aforesaid hours.
3. All parking related to the home occupation shall be in the driveway of the petitioner, and no vehicle related to the home occupation shall be parked on Gilson Road or on any adjacent street at any time.
4. This Special Permit shall expire two years from the date time-stamped on 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.

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Richard L. Seegel, Chairman

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Cynthia S. Hibbard

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David G. Sheffield

cc: Planning Board  
Inspector of Buildings  
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