

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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82-12

Petition of Evelyn S. Hight

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m on Thursday, May 6, 1982, on the petition of Evelyn S. Hight, requesting a Special Permit under the provisions of Section II 8 (h) and Section XXV of the Zoning Bylaw which will allow the petitioner to use the premises at 217 Bristol Road for the conduct of a home occupation, namely an office for the purposes of individual, marriage and family therapy, said location being in a Single Residence District.

On April 16, 1982, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing and presenting the case was Evelyn S. Hight, petitioner, who stated that she and her husband occupy the dwelling at 217 Bristol Road. Mrs. Hight uses two rooms for her business, seeing four to six units of people per day for therapy. Parking is in her two-car driveway, there is no advertising, no employees. Mrs. Hight presented a petition signed by the following abutters or close neighbors, stating no objections to her home occupation, which she stated she has conducted for over three years: Robert W. and Jean Pierce, 221 Bristol Road, Edgar L. Andlauer, 234 Bristol Road, Harvey and Barbara Hodsdon, 210 Bristol Road, S.N. and Marina Timasheff, 209 Bristol Road. Mr. Hawkridge, 2 Trinity Court, who lives across the street from the Hights, stated that there is a bad hedge next door to the Hights that interferes with traffic visibility, but that he had no objection to the home occupation as long as he is assured that clients will park in Mrs. Hights driveway and not on Bristol Road. Morris Learner, 198 Bristol Road, expressed opposition to the petition because of traffic created and because so many children and bicycles were in the vicinity of the school nearby. Mr. Learner questioned the reasons for such a home occupation, said there are already an adequate number of people working in that field in business addresses. Shirley Learner, 198 Bristol Road, said parents of children at Upham School park on Bristol Road to await their children. A letter was presented by the Chairman from Mary M. and George W. Robertson, 202 Bristol Road, dated April 30, 1982, stating that they were opposed to the petition. Mrs. Hight stated that traffic on Bristol Road is bad, but that her home occupation is not the cause of the traffic. Mr. Donovan asked the neighbors present when they had first become aware of the home occupation at 217 Bristol Road, and they answered that they had not been aware of it until they received the legal notice of the Public Hearing. No one had noticed any unusual activity on the property in the past three years.

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Statement of Facts

The property involved is located at 217 Bristol Road, in a Single Residence District.

The Planning Board, in a letter dated April 29, 1982, stated it "has no objection to the requested home occupation provided that sessions do not continue too late into the evening.

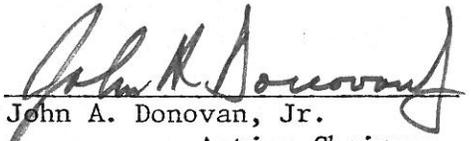
Decision

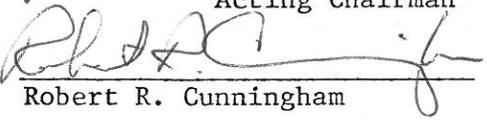
This Authority has made a careful study of the evidence submitted, and finds that the requested use by Evelyn Hight is in compliance with the intent of the Zoning Bylaw pertaining to home occupations. It is the opinion of this Authority that the requested home occupation will not disrupt or disturb the customary character of the residential neighborhood.

Therefore, the requested Special Permit is granted subject to the following conditions:

1. That all parking related to said home occupation will be in Mrs. Hight's driveway, and that no clients cars will be parked on Bristol Road at any time.
2. That sessions with clients will not exceed twenty-five (25) hours per week.
3. That all sessions will be conducted between the hours of 8 a.m. and 9 p.m.
4. That the Special Permit will expire one year after the date that this decision is granted.

The Building Inspector is hereby authorized to issue a home occupation permit upon his receipt and approval of an application.


John A. Donovan, Jr.
Acting Chairman


Robert R. Cunningham


William E. Polletta

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