



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

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ZBA 97-38
Petition of Phyllis S. Yawitt
65 Arnold Road

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 22, 1997 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of PHYLLIS S. YAWITT requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to continue to use a portion of her premises at 65 ARNOLD ROAD, in a Single Residence District, for the purpose of a home occupation; namely, a psychological/counseling practice for individuals, couples and families with no more than 15 client hours per week during the hours of 9 a.m. through 8 p.m. on Mondays through Thursdays throughout the year. There are no employees, and all parking is on the premises.

On May 5, 1997, 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 Phyllis Yawitt, who requested renewal of her Special Permit under the same conditions, as there had been no changes.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 65 Arnold Road, in a Single Residence District. The petitioner is requesting renewal of a Special Permit to allow her to use a portion of her premises for the conduct of a home occupation; namely, a psychological/counseling practice for individuals, couples and families, a use not allowed by right in a Single Residence District.

The Special Permit was first granted in 1992, and has been renewed on an annual and biennial basis since that time.

On May 20, 1997, the Planning Board reviewed the petition and voted to recommend renewal on the same terms and conditions as currently exist.

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Decision

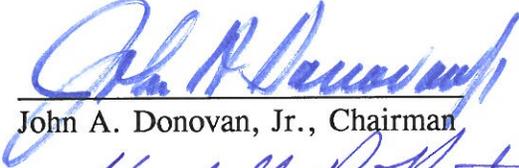
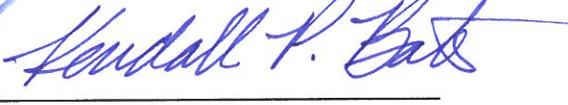
This Authority has made a careful study of the material submitted and the information presented at the hearing, and is of the opinion that the proposed use of the premises is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw; and will neither disturb nor disrupt the customary character of the neighborhood.

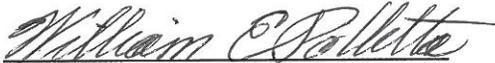
Therefore, the requested Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. All client sessions shall be conducted between the hours of 9 a.m. through 8 p.m. on Mondays through Thursdays throughout the year.
2. The total number of client sessions shall not exceed 15 hours per week.
3. All parking related to the home occupation shall be in the driveway at 65 Arnold Road, and no client cars, or cars belonging to the occupants of the premises, shall be parked on Arnold Road during the hours of operation of the home occupation.
4. This Special Permit shall expire two years from the date of 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.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman

Kendall P. Bates


William E. Polletta

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