

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

1999 OCT -5 A 11: 31

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ZBA 99-65

Petition of Beverly P. St. Clair, M.D.
11 Gilson Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 23, 1999 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 BEVERLY P. ST. CLAIR, M.D. requesting renewal of a Special Permit 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 a.m. to 5 p.m. on Tuesdays, Thursdays and Fridays throughout the year, with no more than 21 client hours per week during these hours.

On September 9, 1999, 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 Dr. St. Clair, who said she was requesting to continue the practice she has had for the past 10 years with no changes.

No other person present had any comment on 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 with hours from 9 a.m. to 5 p.m. on Tuesdays, Thursdays and Fridays throughout the year, with no more than 21 client hours per week during these hours. A Special Permit for this use has been granted annually or biannually to Dr. St. Clair since 1988.

Dr. St. Clair's practice is limited to a maximum of 21 individual clients, 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 non-resident employees.

On September 21, 1999, the Planning Board reviewed the petition and a majority of the Board recommended renewal on the same terms and conditions as are currently in effect.

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Decision

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This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that the request by Dr. St. Clair for renewal of her 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) of the Zoning Bylaw, and that the requested home occupation will not disturb or 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 a.m. to 5 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 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

Kendall P. Bates

Kendall P. Bates, Chairman

William E. Polletta

William E. Polletta

Richard L. Seegel

Richard L. Seegel