

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

2000 JUN 28 A 8:19

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ZBA 2000-51  
Petition of Sandra C. Masters  
889 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 15, 2000 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of SANDRA C. MASTERS requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw which will allow her to continue to use a portion of the premises at 889 WORCESTER STREET, in a Single Residence District, for the conduct of a home occupation; namely a chiropractic practice, with hours from 9:30 a.m. to 12:30 p.m. and 3:30 p.m. to 6:30 p.m. on Mondays, Wednesdays and Thursdays; from 3:30 p.m. to 6:30 p.m. on Tuesdays; and from 8:30 a.m. to 11 a.m. on Saturdays throughout the year, totaling 23.5 hours per week, with one full time and two part time assistants totaling 48.5 hours per week. Parking for 12 vehicles is available on site.

On May 30, 2000, 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 Sandra Masters, who said she was requesting renewal of her Special Permit to continue her chiropractic practice at her home at 889 Worcester Street.

Mr. Bates noted that Dr. Masters was increasing the hours and changing the office time from the request heard two years ago. Dr. Masters responded that the hours were slightly shifted but the total was the same as previously granted, which was 22-24 hours per week. The employee hours would increase by a total of 5 hours.

Mr. Seegel commented that the past permit allowed Saturday hours from 9 a.m. to 11 a.m. on alternate weeks. The new application requests Saturday hours from 8:30 a.m. to 11:30 a.m. every week. Dr. Masters said that was correct, but during the summer, she may go back to alternate Saturdays. There have been no complaints regarding her home occupation.

Mr. Polletta expressed support for the petition as Dr. Masters has no immediate neighbors, and has restructured the parking area so entrance and egress are easier. He had no problem with the increased Saturday hours as most of Dr. Masters' patients are those seeking immediate attention and would not receive treatment if Dr. Masters was not available.

No other person present had any comment on the petition.

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Statement of Facts

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The subject property is located at 889 Worcester Street, in a Single Residence District, on a 12,626 square foot lot, and is owned by Mr. and Mrs. Charles Coe, parents of the petitioner. Dr. Masters resides on the premises. The property contains a semi-circular driveway with two curb cuts onto Worcester Street.

The petitioner is requesting renewal of a Special Permit to use a portion of her premises for the purpose of a home occupation, namely a chiropractic practice. The following hours of operation are requested:

Monday, Wednesday & Thursday	9:30 a.m. - 12:30 p.m.	
	3:30 p.m. - 6:30 p.m.	
Tuesday	3:30 p.m. - 6:30 p.m.	
Saturday	8:30 a.m. - 11:00 a.m.	Total: 23.5 hours

The following employee hours are also requested:

Marcy Wood	Monday through Thursday	8:00 a.m. - 4:30 p.m.	
Gail Jacobs	Monday & Tuesday	3:30 p.m. - 6:30 p.m.	
Jean Chalmers	Wednesday & Thursday	3:30 p.m. - 6:30 p.m.	
	Saturday	8:30 a.m. - 11:00 a.m.	Total: 48.5 hours

Parking for 12 vehicles is available on site. The number of clients ranges from 4-6 per hour.

On June 6, 2000, the Planning Board reviewed the petition and recommended renewal as per the terms and conditions currently in effect.

Decision

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 requested use of a portion of the premises at 889 Worcester Street for the purpose of conducting a chiropractic practice 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 Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. The hours of operation shall be as listed in the foregoing Statement of Facts and shall not exceed 23.5 hours per week.
2. There shall be no more than 1 full time and 2 part time employees whose total hours shall not exceed 48.5 hours in any one week.
3. There shall not be more than two non-resident employees on the premises at any one time.
4. The maximum number of patients shall not exceed 6 per hour.
5. All parking for patients and employees shall be on the premises, and no vehicle associated with the home occupation shall be parked or waiting for a parking space on Worcester Street at any time.

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6. The premises shall be occupied by the petitioner for the duration of the Special Permit.
7. 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

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