

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

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ZBA 2001-30

Petition of Crossroads Counseling, Inc.  
219 Washington Street (Wellesley Friendly Aid)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 24, 2001 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 CROSSROADS COUNSELING, INC. requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (b) and Section XXV of the Zoning Bylaw to allow the continued operation of a mental health clinic on the premises at 219 WASHINGTON STREET (WELLESLEY FRIENDLY AID), in a Single Residence District, a use not allowed by right in said district.

On May 7, 2001, 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 Linda Cohen, Treasurer of Crossroads Counseling, Inc., who requested renewal of the Special Permit they have had for the past seven years, since they began to continue the services previously provided by Family Counseling Region West, Inc. In response to the Board's question. Ms. Cohen said there have been no changes in the hours or number of employees.

No other person present had any comment on the petition.

Statement of Facts

In 1994, Crossroad's Counseling, Inc, a group of nine social workers, was formed to continue to give the services previously provided by Family Counseling Region West, Inc., when Family Counseling discontinued its services at the existing location. The Special Permit, which had been granted to Family Counseling, was assumed by Crossroads Counseling, Inc.

Crossroad's Counseling, Inc. is requesting renewal of its Special Permit to allow the group to continue to operate a mental health clinic with hours from 9 a.m. to 8 p.m. on Mondays through Thursdays and from 9 a.m. to 5 p.m. on Fridays throughout the year.

On May 15, 2001, the Planning Board reviewed the petition and offered no objection to renewal of the petition on the same terms and conditions as are currently in effect provided that no problems have been encountered during the preceding renewal period.

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Decision

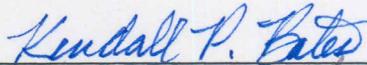
This Authority has made a careful study of the materials submitted and the information presented at the hearing, and is of the opinion that the services provided by Crossroads Counseling, Inc. are in harmony with the general intent and purpose of the Zoning Bylaw, and will neither disturb nor disrupt the customary character of the neighborhood.

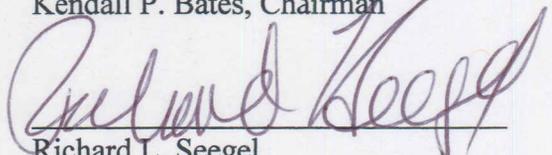
Therefore, a Special Permit pursuant to the provisions of Section II A 8 (b) of the Zoning Bylaw is granted, as voted unanimously by this Authority at the Public Hearing, to allow the continued operation of a mental health clinic at 219 Washington Street, subject to the following conditions:

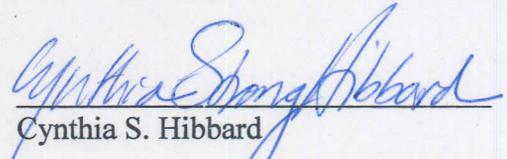
1. All applicable State and local laws shall be complied with, as well as all recommendations of the Wellesley Fire Department and the Inspector of Buildings.
2. The hours of operation shall be from 9 a.m. to 8 p.m. on Mondays through Thursdays and from 9 a.m. to 5 p.m. on Fridays throughout the year.
3. 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, Chairman

  
Richard L. Seegel

  
Cynthia S. Hibbard

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