

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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

2002 JUN 5 9 8 18

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ZBA 2002-45
Petition of Sandra C. Masters
889 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 23, 2002 at 7:30 p.m. in the Great Hall 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 to 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 on Monday and Wednesday from 9:30 a.m. to 12:30 p.m. and from 3:30 p.m. to 7:30 p.m.; Friday from 7:30 a.m. to noon; Saturday from 8:30 to 11:30 a.m., totaling 46.5 hours per week throughout the year. There are one full-time and two part-time employees totaling 46.5 hours per week throughout the year. Parking for 12 vehicles is available on site.

On May 6, 2002, 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 has been practicing chiropractic in Wellesley for 16 years, the last six of which have been at 889 Worcester Street. She was requesting renewal of the Special Permit for her home occupation.

The Board noted that the hours had been reduced from those allowed two years ago, and asked if Dr. Masters was still living in the house, and if there had been any automobile accidents at either end of her driveway.

Dr. Masters replied that she lives in the house, and that there have been no accidents.

No other person present had any comment on the petition.

Statement of Facts

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:

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Monday and Wednesday	9:30 a.m. – 12:30 p.m.	Total: 21.5 hours per week
	3:30 p.m. - 7:30 p.m.	
Friday	7:30 a.m. - noon	
Saturday	8:30 a.m. - 11:30 a.m.	

The following employee hours are also requested:

Full time employee		
Monday – Thursday	8:00 a.m. - 4 p.m.	
Part time employee		
Wednesday	4:00 p.m. - 7:30 p.m.	
Friday	7:30 a.m. - noon	
Saturday	8:30 a.m. - 11:30 a.m.	
Part time employee		
Monday	4:00 p.m. - 7:30 p.m.	Total: 46.5 hours per week

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

On May 14, 2002, the Planning Board reviewed the petition and had no objection to renewal of the Special Permit under the same terms and conditions as are 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, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

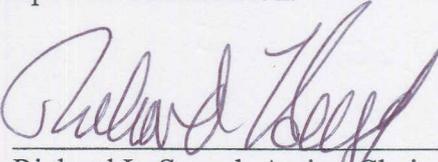
1. The hours of operation shall be as listed in the foregoing Statement of Facts and shall not exceed 21.5 hours per week.
2. There shall be no more than 1 full time and 2 part time employees whose total hours shall not exceed 46.5 hours in any one week.
3. There shall not be more than two non-resident 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.
6. The premises shall be occupied by the petitioner for the duration of the Special Permit.

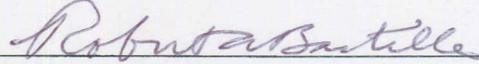
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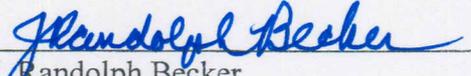
7. This Special Permit shall expire two years from the date time stamped on this decision.

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


Richard L. Seegel, Acting Chairman


Robert A. Bastille


J. Randolph Becker

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