

**ZONING BOARD OF APPEALS**

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

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LENORE R. MAHONEY
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TELEPHONE
(781) 431-1019 EXT. 208

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ZBA 2005-40

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 12, 2005 at 7:30 p.m. 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 April 25, 2005, the petitioners 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 Judy Lapin, who said that she is a partner at Crossroads Counseling on Washington Street. She said that she was part of Family Counseling, Region West which had rented space in the building from Wellesley Friendly Aid. Family Counseling, Region West closed in 1995. A group of them stayed at the address with the agreement that they would provide free care for Friendly Aid as well as any other clients in Town who needed it. They also see people from other communities. Their fees are based on a sliding scale. They have a good relationship with Friendly Aid and would like to continue at that address.

The Board said that it had reviewed a copy of the Special Permit that was granted on May 28, 2003. The Board noted that this Special Permit has been granted since 1994. The Special Permit allows for a group of nine social workers. Ms. Lapin said that currently there are six social workers and a psychologist. They have had a few retirements.

The Board said that the previous Special Permit allowed for hours of operation between 9:00 a.m. and 8:00 p.m. on Mondays through Thursdays, and 9:00 a.m. to 5:00 p.m. on Fridays. Ms. Lapin said that they do have somebody who would occasionally see clients on Saturday morning. The Board said that the Special Permit could be amended to allow for occasional Saturday hours. Ms. Lapin asked if the hours could be amended to include 9:00 a.m. to 12:00 p.m. on Saturdays.

The Board asked how often Crossroads Counseling would schedule Saturday morning hours. Ms. Lapin said that they may want to be there every Saturday. They have many requests for Saturday appointments.

The Board asked if all of the parking is in a lot on the site. Ms. Lapin said that it is. The Board asked if there have been any parking problems. Ms. Lapin said that occasionally the parking lot gets crowded if there is a special event going on at the Community Center but it is never a problem.

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The Board asked if the parking spaces are designated. Ms. Lapin said that there is one parking space designated for Friendly Aid, the others are on a first-come, first-serve basis.

The Board said that the Planning Board had no objection to granting the request on the same terms and conditions.

Statement of Facts

In 1994, Crossroads 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.

Crossroads Counseling, Inc. is requesting renewal of its Special Permit to allow the seven person group to continue to operate a mental health clinic with hours from 9 a.m. to 8 p.m. on Mondays through Thursdays, 9:00 a.m. to 5:00 p.m. on Fridays, and 9:00 a.m. to 12:00 p.m. on Saturdays, throughout the year.

On May 10, 2005, the Planning Board reviewed the petition and had no objection to the 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, 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, as voted unanimously by this Authority, to allow the continued operation of a mental health clinic at 219 Washington Street, in a Single Residence District, is granted, 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, 9:00 a.m. to 5:00 p.m. on Fridays, and 9:00 a.m. to 12:00 p.m. on Saturdays, throughout the year.
3. This Special Permit shall expire two years from the date stamped on this decision.

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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.

Cynthia S. Hibbard, Acting Chairman

David G. Sheffield

Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm