

**ZONING BOARD OF APPEALS**

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

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ZBA 2008-48
Petition of Julie Freeman
250 Linden Street

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, July 10, 2008 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of JULIE FREEMAN 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 250 LINDEN STREET for the purpose of a home occupation, namely, Nutrition Counseling, for no more than 14 clients per week during the hours from 9 a.m. to 5 p.m. on Mondays through Fridays throughout the year. There are no nonresident employees and all parking will be on the premises.

On June 24, 2008, 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 Julie Freeman (the "Petitioner").

The Board asked if there have been any issues or problems. Ms. Freeman said that there have not been any problems.

The Board said that the Special Permit should have conditions that limit the hours to 9 a.m. to 5 p.m. on Mondays through Fridays, that there be no more than 14 clients per week, that there be no nonresident employees, that all parking will be on the premises and that the Special Permit will expire in two years.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 250 Linden Street, in a General Residence District.

The Petitioner is requesting a Special Permit to use a portion of her premises for the purpose of a home occupation: namely Nutrition Counseling, for no more than 14 clients per week during the hours from 9:00 a.m. to 5:00 p.m. on Mondays through Fridays throughout the year. There are no nonresident employees and all parking will be on the premises.

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 250 Linden Street for the purpose of conducting Nutrition Counseling is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw and shall 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. Hours of operation shall be from 9:00 a.m. to 5:00 p.m. on Mondays through Fridays throughout the year
2. There shall be no more than 14 clients per week
3. There shall be no nonresident employees
4. All parking shall be on the premises
5. This Special Permit shall expire two years after the date time-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.

J. Randolph Becker, Acting Chairman

Robert W. Levy

David L. Grissino

cc: Planning Board
Inspector of Buildings
lrm