

**ZONING BOARD OF APPEALS**

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

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ZBA 2007-39

Petition of Katherine Kaufmann
8 Commonwealth Park

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 6 2010 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of KATHERINE KAUFMANN 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 for the purpose of a home occupation; namely, the practice of psychotherapy with individuals, couples and families, with no more than 20 clients per week during the hours from 9:00 a.m. to 9:00 p.m. on Mondays through Thursdays throughout the year, at 8 COMMONWEALTH PARK, in a Single Residence District. There are no nonresident employees and all parking is on the premises.

On April 16, 2010, 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 Katherine Kaufmann (the "Petitioner"), who said that she has had a Special Permit since 1986.

Ms. Kaufmann said that there have been no complaints.

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 8 Commonwealth Park, in a Single Residence District, and is owned by the Katherine S. Kaufmann and John W. Kaufmann.

The Petitioner is requesting renewal of a Special Permit to continue to use a portion of her premises to conduct a home occupation; namely, the practice of psychotherapy with individuals, couples and families, with no more than 20 clients per week during the hours from 9:00 a.m. to 9:00 p.m. on Mondays through Thursdays throughout the year. There are no nonresident employees and all parking is on the premises.

The Special Permit was granted originally in 1986 and has been renewed annually, biennially, or triennially since that time.

On May 4, 2010, the Planning Board reviewed the petition and recommended that the Zoning Board of Appeals approve the Special Permit renewal subject to the four (4) conditions specified in the previous decision.

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 8 Commonwealth Park for the purpose of conducting a psychotherapy practice 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. Client hours shall not exceed 25 hours per week.
2. Hours of operation shall be limited to between 9 a.m. and 9 p.m. on Mondays through Thursdays throughout the year.
3. All parking related to the home occupation shall be in the driveway of the Petitioner, and no cars related to the home occupation shall be parked on Commonwealth Park at any time.
4. This Special Permit shall expire three years from the time date-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.

Richard L. Seegel, Chairman

Cynthia S. Hibbard

David G. Sheffield

cc: Planning Board
Inspector of Buildings

lrm

cc: Planning Board