TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2012-39
Petition of Julie Freeman
250 Linden Street

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, June 7, 2012 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 am to 5 pm on Mondays through Fridays throughout the year. There are no nonresident employees and all parking will be on the premises.

On May 22, 2012, 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"), who said that the request was for renewal of a Special Permit to conduct a home occupation for nutrition counseling.

The Board confirmed that there have been no problems with the neighbors.

The Board said that there shall be no parking on Donizetti or any other street.

Ms. Freeman said that all parking is on her premises.

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.

On June 5, 2012, the Planning Board reviewed the petition and recommended that no action be taken.

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.

Richard L. Seegel, Chairman

David G. Sheffield

Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm