



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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KENDALL P. BATES

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019 X208

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
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ZBA 92-21
Petition of Family Counseling Region West, Inc.
219 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 21, 1992 at 8 p.m. in the Great Hall of the Town Hall, 525 Washington Street, Wellesley, on the petition of FAMILY COUNSELING REGION WEST, 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 at 219 WASHINGTON STREET, in a Single Residence District, a use not allowed by right in said district.

On April 9, 1992, the petitioner requested a hearing before this Board and thereafter due notice of the Public Hearing scheduled on April 30, 1992 was given by mailing and publication. The petition was continued from April 30th to the Public Hearing scheduled on May 21, 1992, and due notice of this hearing was also given by mailing and publication.

Presenting the case at the hearing was Richard Lawless, Executive Director of the agency, who stated that there have been no changes in the operation since the last Special Permit was renewed two years ago.

No other person present had any comment on the petition.

Statement of Facts

Family Counseling Region West, Inc. is a non-profit mental health clinic which has been leasing space from the Wellesley Friendly Aid Society at its premises at 219 Washington Street, in a Single Residence District, since 1963. The hours of operation are Monday through Thursday, 9 a.m. to 9 p.m. and Friday, 9 a.m. to 5 p.m. There are approximately 6 part-time employees. All parking is in the parking lot near the building. Family Counseling Region West, Inc. is licensed by the Department of Mental Health. A Special Permit has been granted and renewed annually or biennially since 1980 to allow this agency to operate in a Single Residence District.

The petitioner is requesting renewal of the Special Permit to allow the continued operation of the agency in a Single Residence District. There have been no changes during the past two years.

On April 16, 1992, the Planning Board reviewed the petition and expressed concern with the driveway access for this property in respect to the Washington Street/Route 9 ramp. The Board felt that the driveway should be

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one-way with vehicles not allowed to enter this intersection from the property, and voted to offer no objection to the renewal of the Special Permit provided appropriate traffic control signage is installed .

Decision

This Authority has made a careful study of the evidence submitted, and is of the opinion that the services provided by Family Counseling Region West, Inc. appear to be in harmony with the general intent and purpose of the Zoning Bylaw and do not cause a disturbance or disruption to the residential neighborhood.

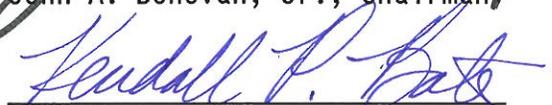
Therefore, a Special Permit pursuant to Section II A 8 (b) of the Zoning Bylaw is granted to Family Counseling Region West, Inc. to allow the continued operation of a mental health clinic at 219 Washington Street, with the following conditions:

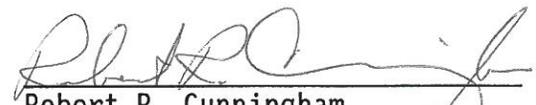
1. All applicable State and local laws shall be complied with, as well all recommendations of the Fire Department and the Inspector of Buildings.
2. This Special Permit shall expire two years from the date of this decision.

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


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert R. Cunningham

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