



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 93-15  
Petition of Jolene Ross  
140 Bristol Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 25, 1993 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of JOLENE ROSS requesting a Special Permit pursuant to the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow her to use a portion of her premises at 140 BRISTOL ROAD, in a Single Residence District, for the conduct of a home occupation, namely the practice of psychotherapy with individuals and couples, with hours from 10 a.m. to 9 p.m., Tuesdays, Wednesdays and Thursdays throughout the year, but not to exceed 25 client hours per week. There would be no employees.

On February 8, 1993, the petitioner requested 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 Jolene Ross, who said that most of her client hours are single clients, although a few are couples. The maximum number of cars during any hour would be two, for which she has more than sufficient space as shown on her submitted plans. Her clients are neither disruptive, nor are they abusers.

Mrs. Ross said that the 25 hours would be spread over three days from 10 a.m. to 9 p.m. The Board stated that office hours are generally allowed no later than 8 p.m. Mrs. Ross also noted that eventually clients will use the rear entrance to the house, but until some repairs can be made, they will use the front entrance.

Miles Kurina, 16 Essex Road, expressed opposition to the petition, as did Walt Kulik, 128 Bristol Road. Both were concerned that there would be on-street parking and a disruption to a quiet neighborhood as a result of the proposed home occupation. Mr. Karena was also concerned that a precedent would be set for other professional people in the neighborhood to request similar Special Permits.

Statement of Facts

The subject property is located at 140 Bristol Road, in a Single Residence District. The petitioner is requesting a Special Permit to use a portion of her premises for the conduct of a home occupation, namely the practice of psychotherapy with individuals and couples on

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Tuesdays, Wednesdays, and Thursdays from 10 a.m. to 9 p.m. throughout the year, with no more than 25 clients per week, and no employees. All client cars will be parked in the petitioner's driveway.

On February 17, 1993, the Planning Board reviewed the petition and voted to offer no opposition to the granting of the Special Permit on the condition that the home occupation use conclude no later than 8 p.m.

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 the premises by Jolene Ross is in compliance with the restrictions of Section II A 8 (h) of the Zoning Bylaw, and the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

Therefore, the requested Special Permit is granted subject to the following conditions:

1. All parking related to said home occupation shall be in Mrs. Ross' driveway, and no client cars shall be parked on Bristol Road or Lowell Road at any time.
2. Sessions with clients shall not exceed 25 hours per week.
3. All sessions shall be conducted within the hours of 10 a.m. to 8 p.m. on Tuesday, Wednesday and Thursday throughout the year.
4. This Special Permit shall expire one year 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



Kendall P. Bates, Acting Chairman



Robert R. Cunningham



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William E. Polletta

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