



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 95-16
Petition of Jolene Ross
140 Bristol Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 16, 1995 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 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 140 BRISTOL ROAD, in a Single Residence District, for the conduct of a home occupation; namely the practice of psychotherapy with individuals, couples and families, with hours from 10 a.m. to 8 p.m. on Tuesdays, Wednesdays and Thursdays throughout the year, with no more than 25 client hours per week and no employees.

On January 30, 1995, 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 Jolene Ross, who requested renewal of her Special Permit under the same conditions. Dr. Ross said that this was her third appearance before the Board, and that there had been no complaints from the neighbors.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 140 Bristol Road, in a Single Residence District. The petitioner is requesting renewal of a Special Permit to use a portion of her premises for the conduct of a home occupation; namely the practice of psychotherapy with individuals, couples and families on Tuesdays, Wednesdays and Thursdays from 10 a.m. to 8 p.m. throughout the year, with no more than 25 client hours per week and no employees.

On February 7, 1995, the Planning Board reviewed the petition and voted to recommend that the Special Permit be renewed under the same conditions if there had been no violations.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

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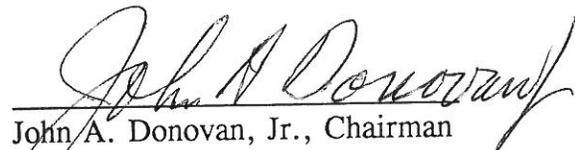
It is the opinion of this Authority that the requested use of the premises by Dr. Jolene Ross is in compliance with the conditions of Section II A 8 (h) of the Zoning Bylaw, and that the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

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

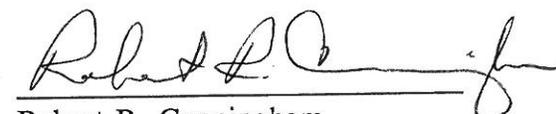
1. All parking related to the home occupation shall be in the driveway of the petitioner and no client cars shall be parked on Bristol Road or Lowell Road at any time.
2. Sessions with clients shall not exceed 25 hours per week.
3. All client sessions shall be conducted between the hours of 10 a.m. and 8 p.m. on Tuesdays, Wednesdays and Thursdays throughout the year.
4. 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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