



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 88-84
Petition of Beverly St. Clair, M.D.
11 Gilson Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 22, 1988 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, on the petition of BEVERLY ST. CLAIR, M.D. requesting a Special Permit under the provisions of Section II A 8 (h) and Section XXV of the Zoning Bylaw to allow her to conduct a home occupation, namely that of a psychiatric practice, at her dwelling at 11 GILSON ROAD, in a Single Residence District, with office hours on Tuesday, Thursday and Friday, from 9 a.m. to 5 p.m. throughout the year, and to make a change in the outside appearance of the premises consisting of construction of a door and stairs in conjunction with said home occupation.

On September 6, 1988, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Beverly St. Clair, M.D. who said she has had an office on Washington Street for the past 5 years. She sees only individuals for 50 minutes with a 10 minute break so that the maximum number of cars in the driveway at any one time would be two. She said she would like to practice at home for the convenience of being at home and available to her children and to eliminate the cost of a separate office.

Dr. St. Clair said that if the special permit were granted, construction on the house would not begin until spring, nor would she begin practicing at home until the fall when the lease on her current office space has expired.

Ellen Carlson, 23 Gilson Road, expressed favor with the petition. No other persons present had any comment on the petition.

Statement of Facts

The property involved is located at 11 Gilson Road in a Single Residence District.

The petitioner is requesting a Special Permit for a home occupation, namely that of a psychiatric practice with office hours on Tuesday, Thursday and Friday from 9 a.m. to 5 p.m. throughout the year. All cars related to the home occupation would be parked in the driveway. There would be no employees and no deliveries related to the home occupation.

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The petitioner is requesting a change in the outside appearance of the premises consisting of a door and a flight of uncovered stairs on the right side of the dwelling to provide access to the proposed office to be located in the basement. This construction would be in keeping with the residential character and appearance of the dwelling.

The Planning Board, on September 13, 1988, voted to offer no objection to the Home Occupation Special Permit request.

Decision

This Authority has made a careful study of the evidence submitted and finds that the request for a home occupation by Beverly St. Clair, M.D. is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw. It is the opinion of this Authority that the requested home occupation will not disturb or disrupt the customary character of the neighborhood.

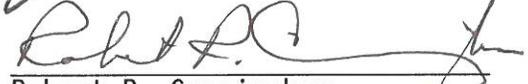
Therefore, the requested Special Permit is granted subject to the following conditions:

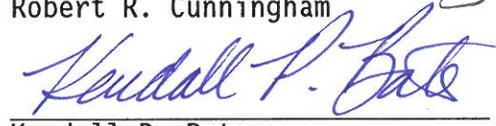
1. That all parking related to the home occupation be in the driveway of the petitioner, and that no client's car be parked on Gilson Road at any time.
2. That sessions with clients not exceed 21 hours per week.
3. That all sessions be conducted between 9 a.m. and 5 p.m. weekdays.
4. That any construction in conjunction with the home occupation will require a building permit.
5. That the Special Permit will 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


John A. Donovan, Jr., Chairman


Robert R. Cunningham


Kendall P. Bates