



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

SEP 13 8 42 AM '91

JOHN A. DONOVAN, JR., Chairman
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ZBA 91-42
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, August 29, 1991 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 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 11 GILSON ROAD, in a Single Residence District, for the conduct of a home occupation, namely a psychiatric practice, with hours from 9 a.m. to 5 p.m., Tuesday, Thursday and Friday throughout the year, as this is not a use allowed by right in a Single Residence District.

On August 12, 1991, the petitioner requested 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 is requesting renewal of her Special Permit.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 11 Gilson Road, in a Single Residence District. The petitioner is requesting renewal of a Special Permit to allow her to continue to use a portion of her premises for the conduct of a home occupation, namely a psychiatric practice with hours from 9 a.m. to 5 p.m., Tuesday, Thursday and Friday throughout the year. A Special Permit has been granted to Dr. St. Clair for this home occupation since 1988 on an annual or biennial basis.

Dr. St. Clair's psychiatric practice is restricted to individuals who are prescreened so as to be appropriate for a home office setting. She sees no more than 21 patients per week, and has sufficient off-street parking for two additional cars in her driveway. There are no non-resident employees.

On August 20, 1991, the Planning Board voted to offer no comment on the petition.

Decision

This Authority has made a careful study of the evidence submitted, and is of the opinion that the request by Beverly St. Clair, M.D. for renewal of a Special Permit for a home occupation at her premises at 11 Gilson Road is in compliance with the requirements of Section II A 8 (h) of the Zoning Bylaw. It is the further opinion of this Authority that the requested home occupation will not disturb or disrupt the customary character of the residential neighborhood.

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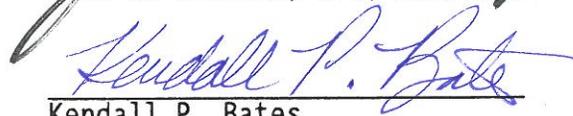
Therefore, the requested Special Permit is granted subject to the following conditions:

1. That all parking related to the home occupation shall be in the driveway of the petitioner and that no car related to the home occupation be parked on Gilson Road at any time.
2. That sessions with clients shall not exceed 21 hours per week.
3. That all client sessions be conducted between the hours of 9 a.m. and 5 p.m., Tuesdays, Thursdays and Fridays throughout the year.
4. That 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


William E. Polletta

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