



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 94-28

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 26, 1994 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 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 (Wellesley Friendly Aid), in a Single Residence District, a use not allowed by right in a Single Residence District.

On May 9, 1994, 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 Linda Cohen, a member of Crossroads Counseling, a nine member group of social workers, who had been employed by Family Counseling. Ms. Cohen explained that Family Counseling was a mental health agency which had been in business for 108 years, and went out of business over night. The staff was concerned about the clients, and nine of them have banded together to form a group private practice. They have spoken to Friendly Aid, which is content to have the new group rent the same space. They would like to assume the Special Permit previously granted to Family Counseling.

The Board asked if the new group had a lease for the premises with Friendly Aid. Ms. Cohen said that they are renting on a monthly rather than a yearly basis.

The Board asked if the Crossroads group had been employed by Family Counseling. Ms. Cohen said that all nine had been employees, and that the group had constituted Family Counseling in Wellesley. Family Counseling is still in existence until they complete the sale of their property, but have ceased their services.

The Board noted that someone might object to the granting of the Special Permit to the new group, when the application had been submitted by Family Counseling, but if the group were willing to take the risk, the Board could grant the Special Permit. However, the Board would require a letter from Friendly Aid stating that they are contracting space to Crossroads Counseling; and a letter from Family Counseling stating that Crossroads Counseling could succeed to their position. Ms. Cohen agreed.

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No other person present had any comment on the petition.

Statement of Facts

Family Counseling Region West, Inc. was a non-profit mental health clinic, which leased space from the Wellesley Friendly Aid Society at its premises at 219 Washington Street, in a Single Residence District, since 1963. A Special Permit was granted and renewed annually or biennially since 1980 to allow this agency to operate in a Single Residence District.

Family Counseling Region West, Inc. stopped providing services recently, and is in the process of selling its property. The nine social workers, who constituted Family Counseling in Wellesley, have joined together as Crossroads Counseling, Inc. and are seeking to assume the Special Permit previously granted to their prior employer. The new hours of operation would be from 9 a.m. to 8 p.m. on Monday through Thursday, and from 9 a.m. to 3 p.m. on Friday throughout the year.

Decision

This Authority has made a careful study of the information presented at the hearing, and is of the opinion that the services provided by Crossroads Counseling are in harmony with the general intent and purpose of the Zoning Bylaw and will not cause a disturbance or disruption to the residential neighborhood.

Therefore, a Special Permit pursuant to the provisions of Section II A 8 (b) of the Zoning Bylaw is hereby granted to Crossroads Counseling to allow the continued operation of a mental health clinic at 219 Washington Street, on the following conditions:

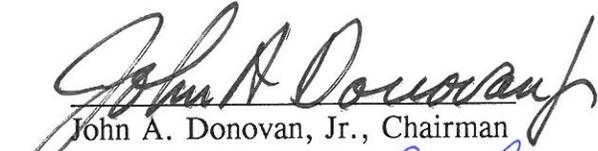
1. A letter from Wellesley Friendly Aid Association shall be submitted to the Board of Appeals stating that Crossroads Counseling, Inc. is a tenant at 219 Washington Street, and that Friendly Aid endorses the grant of the Special Permit to the new group.
2. A letter of release from Family Counseling Region West, Inc. shall be submitted to the Board of Appeals stating that Family Counseling Region West, Inc. relinquishes all rights to the Special Permit for which it applied; and agreeing to the assumption of the Special Permit by Crossroads Counseling, Inc.
3. All applicable State and local laws shall be complied with, as well as all recommendations of the Fire Department and the Inspector of Buildings.
4. This Special Permit shall expire one year from the date of this decision.

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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


Franklin P. Parker

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