

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2017-27
Petition of Crossroads Counseling, Inc.
219 Washington Street

Record Property Owner: Wellesley Friendly Aid Association

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 6, 2017 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Crossroads Counseling, 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 on the premises at 219 Washington Street, which is a use not allowed by right in a Single Residence District.

On February 23, 2017, 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 Linda Cohen, Crossroads Counseling. She said that the mental health clinic has been in operation in the Friendly Aid Building at 219 Washington Street for 23 years. She said that the request is for extension of the special permit.

The Chairman said that the name of the Petitioner should be changed from Wellesley Friendly Aid Association to Crossroads Counseling, Inc. Ms. Cohen said that Wellesley Friendly Aid Association is the owner of the building. She said that Crossroads Counseling rents space from them. The Chairman said that the special permit runs to Crossroads Counseling. The Board said that previous special permits were issued to Crossroads Counseling.

Ms. Cohen said that there are no changes. The Board confirmed that the hours of operation and the number of employees are the same.

There was no one present at the public hearing who wished to speak to the petition.

Statement of Facts

In 1994, the Petitioner, a group of nine social workers, was formed to continue to give the services previously provided by Family Counseling Region West, Inc., when Family Counseling discontinued its services at the existing premises at 219 Washington Street. The Special Permit, which had been granted to Family Counseling, was assumed by the Petitioner after the dissolution of Family Counseling.

ZBA 2017-27
Petition of Crossroads Counseling, Inc.
219 Washington Street

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WELLESLEY MA 02482

12017 APR 20 P 4:21

The Petitioner is requesting renewal of its Special Permit to allow a seven person group to continue to operate a mental health clinic with hours from 9 a.m. to 8 p.m. on Mondays through Thursdays, 9:00 a.m. to 5:00 p.m. on Fridays, and 9:00 a.m. to 12:00 p.m. on Saturdays, throughout the year.

On March 28, 2017, the Planning Board reviewed the petition and recommended that the Special Permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing, and is of the opinion that the services provided by the Petitioner are in harmony with the general intent and purpose of the Zoning Bylaw, and will neither disturb nor disrupt the customary character of the neighborhood.

Therefore, a Special Permit, as voted unanimously by this Authority, to allow the continued operation of a mental health clinic at 219 Washington Street, in a Single Residence District, is granted, subject to the following conditions:

1. All applicable State and local laws shall be complied with, as well as all recommendations of the Wellesley Fire Department and the Inspector of Buildings.
2. The hours of operation shall not be greater than 9 a.m. to 8 p.m. on Mondays through Thursdays, 9:00 a.m. to 5:00 p.m. on Fridays, and 9:00 a.m. to 12:00 p.m. on Saturdays, throughout the year.
3. This Special Permit shall expire two years from the date stamped on this decision.

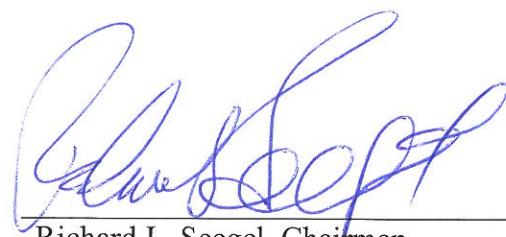
ZBA 2017-27
Petition of Wellesley Friendly Aid
Association. Crossroads Counseling, Inc.
219 Washington Street

(VP)

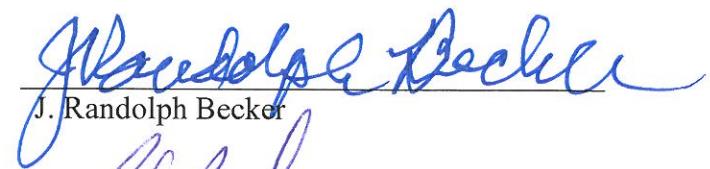
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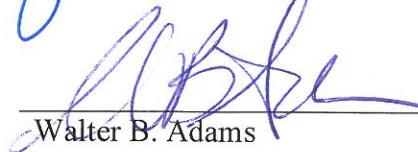
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



J. Randolph Becker



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm