

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5918

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ZBA 2020-67

Petition of Beverly St. Clair
11 Gilson Road

Record Owner of Property: R. Lawrence St. Clair

2020 DEC - 1 P
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Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Tuesday, November 17, 2020 at 7:30 pm, on the petition of Beverly St. Clair requesting renewal of a Special Permit pursuant to the provisions of Section 2 A 8 (h) and Section 25 of the Zoning Bylaw to allow a portion of the premises to continue to be used for a home occupation, namely, psychiatric practice for individual clients with hours from 9 am to 5 pm on Tuesdays, Thursdays and Fridays throughout the year, with no more than 15 clients per week, at 11 Gilson Road, in a Single Residence District.

On October 8, 2020, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication. In accordance with Chapter 53 of the Acts of 2020, the hearing was scheduled for November 17, 2020.

Present at the public hearing was Beverly St. Clair, the Petitioner. Ms. St. Clair said that the request is for renewal of special permit that has been granted since 1989 for a private practice at her home office. She said that the most recent renewal was granted for three years.

The Chairman thanked Ms. St. Clair for reviewing the standards in the bylaw in her submittal letter.

There was no member of the public who wished to speak to 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 pursuant to the provisions of Section 2 A 8 (h) and Section 25 of the Zoning Bylaw to allow a portion of the premises to continue to be used for a home occupation, namely, psychiatric practice for individual clients with hours from 9 am to 5 pm on Tuesdays, Thursdays and Fridays throughout the year, with no more than 15 clients per week, at 11 Gilson Road, in a Single Residence District.

Dr. St. Clair's practice is limited to a maximum of 21 individual patients, who are pre-screened so as to be appropriate for a home setting. Sufficient on-site parking is available for two cars, in addition to the family vehicles. There are no nonresident employees.

On November 17, 2020, the Planning Board reviewed the petition and recommended that a special permit be approved.

Decision

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

It is the opinion of this Authority that the petitioner's request for a Special Permit for a home occupation at her premises at 11 Gilson Road is in compliance with the requirements of Section 2 A 8 (h) and that the requested home occupation will not disturb nor disrupt the customary character of the neighborhood.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing subject to the following conditions:

1. All client sessions shall be conducted within the hours of 9 am to 5 pm on Tuesdays, Thursdays and Fridays throughout the year.
2. Sessions with clients shall not exceed 21 hours per week during the aforesaid hours.
3. All parking related to the home occupation shall be in the driveway of the petitioner, and no vehicle related to the home occupation shall be parked on Gilson Road or on any adjacent street at any time.
4. This Special Permit shall expire three years from the date time stamped on this decision.

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1200 DEC - 1 P 2:00

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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.

J. Randolph Becker

J. Randolph Becker, Chairman

David G. Sheffield (lrm)

David G. Sheffield

Derek B. Redgate (lrm.)

Derek B. Redgate

ZBA 2020-67
Applicant Beverly St. Clair
Address 11 Gilson Road

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In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm