

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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2017 SEP 19 P 3:06
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WELLESLEY ZONING BOARD OF APPEALS

Record Owner of Property: R. Lawrence St. Clair

ZBA 2017-79
Petition of Beverly St. Clair
11 Gilson Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 7, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Beverly St. Clair 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 purpose of a home occupation, namely, a psychiatric practice for individual clients with hours from 9:30 am to 5 pm on Tuesdays, Thursdays and Fridays throughout the year with no more than 15 clients per week. All parking is on the premises.

On August 7, 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 Beverly St. Clair, who said that the request was for renewal of a special permit for a home office that she has used for the past 28 years. The Chairman asked if there have been any changes. Dr. St. Clair said that she has cut back her hours a bit. She said that she is slowly scaling down her practice.

Dr. St. Clair said that she emailed her neighbors about a month ago asking if anyone had any questions or concerns. She said that she got one response saying that everything was fine. She said that she stays in touch with her neighbors.

The Chairman confirmed that the conditions will remain the same. He said that the special permit will be renewed for three years instead of two years.

There was no one present at the Public Hearing 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 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 purpose of a home occupation, namely, a psychiatric

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practice for individual clients with hours from 9:30 am to 5 pm on Tuesdays, Thursdays and Fridays throughout the year with no more than 15 clients per week. All parking is on the premises.

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

On September 6, 2017, the Planning Board reviewed the petition and recommended that the Special Permit be renewed, subject to the conditions in effect.

Decision

This Authority has made a careful study of all the materials submitted and the information presented at the public 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 II A 8 (h) and that the requested home occupation will not disturb nor disrupt the customary character of the neighborhood.

Therefore, the 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 9:30 am and 5:00 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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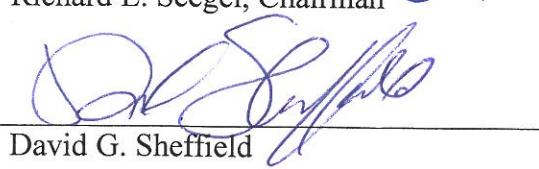
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Petition of Beverly St. Clair
11 Gilson Road

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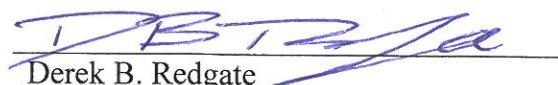
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



David G. Sheffield



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm