



ZONING BOARD OF APPEALS

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

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ZBA 2019-50
Petition of Wellesley Friendly Aid Association
(Crossroads Counseling)
219 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 6, 2019 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wellesley Friendly Aid Association on behalf 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 May 8, 2019, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing was Linda Cohen, representing Crossroads Counseling, who said that they run a mental health clinic on the second floor of the Friendly Aid building. She said that Crossroads Counseling has been in operation for the past 25 years and has had a special permit for the use for a number of years. She said that the request is for extension of the existing special permit.

A Board member asked about the number of people that Crossroads Counseling provides support for. Ms. Cohen said that there are four partners in the service and three fee for service clinicians. She said that they operate five days a week 9 am to 8 pm plus a half day on Saturday. She said that she also runs a home based mental health counseling program that sees people in their own home. She said that the clinicians see approximately 10 to 20 clients a day. The Board member asked how people find out about the services. Ms. Cohen said that Crossroads Counseling has a website and they get referrals from social agencies and insurance companies that they work with.

A Board member confirmed that the requested hours of operation are the same as the ones listed in the conditions of the previously approved special permit.

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.

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ZBA 2019-50
Petition of Wellesley Friendly Aid Association
(Crossroads Counseling)
219 Washington Street

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 am to 8 pm on Mondays through Thursdays, 9 am to 5 pm on Fridays, and 9 am to 12 pm on Saturdays, throughout the year.

On May 24, 2019, the Planning Board reviewed the petition and recommended that renewal of 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.

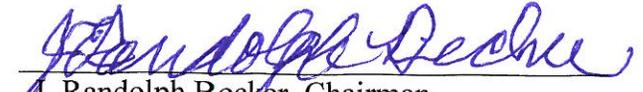
Therefore, renewal of a special permit is granted, as voted unanimously by this Authority, to allow the continued operation of a mental health clinic at 219 Washington Street, in a Single Residence District, subject to the following conditions:

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 am to 8 pm on Mondays through Thursdays, 9 am to 5 pm on Fridays, and 9 am to 12 pm on Saturdays, throughout the year.
3. This Special Permit shall expire three years from the date stamped on this decision.

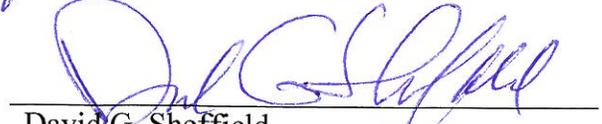
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ZBA 2019-50
Petition of Wellesley Friendly Aid Association
(Crossroads Counseling)
219 Washington Street

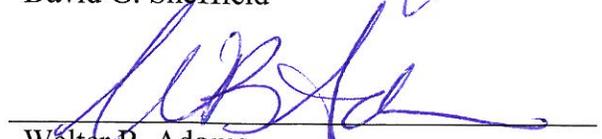
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Chairman



David G. Sheffield



Walter B. Adams

ZBA 2019-50
Applicant Wellesley Friendly Aid Association (Crossroads Counseling)
Address 219 Washington Street

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NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

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