



ZONING BOARD OF APPEALS

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

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ZBA 2020-45
Petition of Sandra Masters
889 Worcester Street

1720 AUG 27 P 1:49

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, August 13, 2020 at 7:30 pm, on the petition of Sandra Masters requesting renewal of a Special Permit pursuant to the provisions of Section 2 A 8 (h) and Section 25 of the Zoning Bylaw to continue to use a portion of the premises at 889 Worcester Street for a home occupation, namely, a chiropractic practice, with hours on Monday & Wednesday from 8:30 am to noon and 3:30 to 7 pm, Friday from 8 am to 11:30 am and Saturday from 8:30 am to 11:30 am, for a total of 20.5 hours per week. There are two nonresident employees working on Monday and Wednesday from 8 am to noon and 3 pm to 7:30 pm, Friday from 7:30 am to noon and Saturday from 8 am to noon, for a total of 25.5 hours per week. All parking for patients and employees is on the premises.

On June 1, 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 August 13, 2020.

Present at the public hearing was Sandra Masters, the Petitioner, who said that the request is for renewal of a special permit to practice chiropractic at her home at 889 Worcester Street. She said that she would like to tweak the hours to Monday and Wednesday from 8:30 am to noon and 3 pm to 6:30 pm, Thursday from 2:30 pm to 6:30 pm, and Saturday from 8 am to noon, for a total of 22 hours.

A Board member discussed the previous decision and the conditions that are in effect. Ms. Masters said that the total hours that she sees patients is 22 hours. She said that all of the other conditions of the previous decision are accurate. She said that she has practiced at this location for 24 years.

There was no member of the public who wished to speak to the petition.

Statement of Facts

The subject property is located at 889 Worcester Street, in a Single Residence District, on a 12,626 square foot lot, and is owned by Sandra Masters. The property was formerly owned by Dr. Master's parents, Charles and Sue Coe. Dr. Masters resides on the premises. The property contains a semi-circular driveway with two curb cuts onto Worcester Street.

The Petitioner is requesting renewal of a Special Permit, which was first granted in 1996, to use a portion of the premises for the purpose of a home occupation, namely a chiropractic practice. The following hours of operation are requested:

Monday & Wednesday	8:30 am to noon & 3:00 pm to 6:30 pm
Thursday	2:30 pm to 6:30 pm
Saturday	8:00 am to noon
Total hours – 22 hours	
The following employee hours are requested:	
Receptionist	
Monday & Wednesday:	8:00 am – noon 3:00 p.m. – 7:30 p.m.
Thursday	3:30 pm - 7:00 pm
Saturday	8: 00 am – noon
Total employee hours – 25.5	

Parking for 12 vehicles is available on site. The number of clients ranges from 4 to 6 per hour.

On August 12, 2020, the Planning Board reviewed the petition and recommended that renewal of the 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 requested use of a portion of the premises at 889 Worcester Street for the purpose of conducting a chiropractic practice is in compliance with the requirements of Section 2 A 8 (h) of the Zoning Bylaw and shall neither 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. The hours of operation shall be as listed in the foregoing Statement of Facts, and shall not exceed 22 hours per week.
2. There shall be no more than two employees whose total hours shall not exceed 25.5 hours in any one week.
3. There shall be no more than one nonresident employee on the premises at any one time.
4. The maximum number of patients shall not exceed six per hour.
5. All parking for patients and employees shall be on the premises, and no vehicle associated with the home occupation shall be parked, or waiting for a parking space, on Worcester Street at any time.
6. The premises shall be occupied by the Petitioner for the duration of the Special Permit.
7. This Special Permit shall expire two years from the time date-stamped on this decision.

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

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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 (h.m.)
J. Randolph Becker, Chairman

Robert W. Levy (h.m.)
Robert W. Levy

Derek B. Redgate (h.m.)
Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm