

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGEL

ZBA 2022-09

Petition of Darshini Kumarasena
30 Yarmouth Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 3, 2022, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Darshini Kumarasena 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 the use of a portion of the premises at 30 Yarmouth Road, in a Single Residence District, for the purpose of a home occupation, namely Pediatrician's Office for up to two patients per week, from 7 am to 9 pm, Mondays through Sundays. There are no nonresident employees and all parking is on the premises.

On December 22, 2021, 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 Darshini Kumarasena, the Petitioner, who said that she is a pediatrician whose residence is at 30 Yarmouth Road. She said that the request is to continue the special permit to allow her to see an occasional patient at her residence.

The Chairman said that the Board has renewed the special permit several times in the past. He asked if there have been any issues, concerns or objections from neighbors about parking or traffic. Dr. Kumarasena said that she has two driveways, so there is plenty of parking. She said that it is an occasional use for the convenience of her patients such as when parents with a newborn are afraid to come to a medical office.

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 30 Yarmouth Road, in a Single Residence District.

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WELLESLEY MA 02482
2022 FEB 17 PM 1:41

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 the use of a portion of the premises at 30 Yarmouth Road, in a Single Residence District, for the purpose of a home occupation, namely Pediatrician's Office for up to two patients per week, from 7 am to 9 pm, Mondays through Sundays. There are no nonresident employees and all parking is on the premises.

On February 2, 2022, the Planning Board reviewed the petition and recommended that the special permit be renewed, subject to similar conditions in effect.

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 renewal of a special permit for a home occupation at the premises at 30 Yarmouth Road is in compliance with the requirements of Section 2 A 8 (h), will meet the Special Use Permit Standards conditions, in accordance with Section 25 D of the Zoning Bylaw, and 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. The number of patients shall not exceed two per week.
2. This Special Permit shall expire three years from the date time-stamped on this decision.


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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.


Robert W. Levy, Acting Chairman


Walter B. Adams


Derek B. Redgate

ZBA 2022-09
Applicant Darshini Kumarasena
Address 30 Yarmouth Road

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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
lrn

RECEIPT
Printed: November 22, 2024 @ 15:44:3
Norfolk Registry of Deeds
William P. O'Donnell
Register

Transak: 80982 Doc: CPCLMAN

Book: 42126 Page: 17 Trans: 79397
CITY: 742 Doc: 11-22-2024 @ 3:44:31p
WELL 30 YARMOUTH ROAD

DOC	DESCRIPTION	TRANS AMT
DECISION		10.00
10.00 rec fee		50.00
30.00 surcharge		5.00
5.00 Tech. Surcharge		1.00
Postage/Handling Fee		40.00
State Fee \$40.00		106.00
Total fees:		106.00
*** Total charges:		106.00
CHECK PM 3500		

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30 Yarmouth Road

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