

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • 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. SEEGL

ZBA 2022-57

Petition of Dr. Sandra Masters
889 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 1, 2022, at 7:00 p.m. in the Great Hall, 525 Washington Street, Wellesley, on the petition of Sandra Masters requesting renewal of a Special Permit pursuant to the provisions of Section 2.1 A. 8. (h) and Section 6.3 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 pm to 6:30 pm, Thursday from 8:30 am to noon, 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 8:30 am to noon and 3 pm to 6:30 pm, Thursday from 8:30 am to noon, and Saturday from 8:30 am to 11:30 am, for a total of 20.5 hours per week. All parking for patients and employees is on the premises.

On July 13, 2022, 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 Dr. Sandra Masters, the Petitioner, who said that the request is for renewal of a special permit for a chiropractic practice that she has operated from her home since 1996.

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 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:

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2022 SEP 15 AM 12:00

Monday & Wednesday	8:30 am to noon & 3:00 pm to 6:30 pm
Thursday	8:30 am to noon
Saturday	8:30 am to 11:30 am
Total hours – 20.5 hours	
The following employee hours are requested:	
Receptionist	
Monday & Wednesday:	8:30 am to noon & 3:00 pm to 6:30 pm
Thursday	8:30 am to noon
Saturday	8:30 am to 11:30 am
Total employee hours – 20.5 hours	

2022 SEP 15 AM 12:00
TOWN CLERK'S OFFICE
WELLESLEY MA 02482

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

On August 31, 2022, 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 2.1 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 20.5 hours per week.
2. There shall be no more than two employees whose total hours shall not exceed 20.5 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 three years from the time date-stamped on this decision.

ZBA 2022-57
Petition of Dr. Sandra Masters
889 Worcester 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


Walter B. Adams


Richard L. Seegel

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WELLESLEY MA 02482
2022 SEP 15 AM 12:00

ZBA 2022-57
Applicant Dr. Sandra Masters
Address 889 Worcester Street

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

TOWN OF WELLESLEY



MASSACHUSETTS

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

ENC RECEIPT

Printed: June 18, 2025 @ 8:53:30
Norfolk Registry of Deeds
William P O'Donnell
Register

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

2022 SEP 15 AM 10:58

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TOWN CLERK'S OFFICE
WELLESLEY MA 02482

ZBA 2022-57
Petition of Dr. Sandra Masters
889 Worcester Street

Trans#: 40890

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Book: 42466 Page: 440 Inst#: 39325
Ct1#: 40 Rec: 6-18-2025 @ 9:00:00a
WELL 889 WORCESTER STREET

DOC	DESCRIPTION	TRANS	AMT
DECISION			
10.00	rec fee		10.00
50.00	Surcharge		50.00
5.00	Tech. Surcharge		5.00
	Postage/Handling Fee		1.00
	State Fee \$40.00		40.00
	Total fees:		106.00
***	Total charges:		106.00
CHECK PM 1106			106.00

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MARGINAL REFERENCE
BOOK 22595 PAGE 468