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BELMONT, MA

CASE NO. 21-02

2021 JAN -4 PM 5: 14 NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, January 11, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Siobhan O'Neill, MD for One (1) Special Permit under Section 3.4.2 (h) of the Zoning By-Law to Conduct Psychiatry/Psychotherapy of low-risk patients at 4 Pine Street, located in a Single Residence C (SRC) Zoning District.

ZONING BOARD OF APPEALS

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website <https://www.belmont-ma.gov/zoning-board-of-appeals>



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 12/9/20

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 4 Pine St. Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for _____

Home Occupation

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner *Siobhan O'Neill*
Print Name Siobhan O'Neill, MD
Address 4 Pine St.
Belmont, MA 02478
Daytime Telephone Number 617-678-3221

Siobhan M. O'Neill, MD

4 Pine St., Belmont, MA 02478

Home Occupation Statement 12/2020

I have been a resident of Belmont since 2008, and a physician licensed in the state of Massachusetts since 1997 (MA158509). I am board certified by the American Board of Psychiatry and Neurology, and am an Assistant Professor of Psychiatry at Harvard Medical School. I operate both a private clinical practice in psychiatry and am co-founder of Mindframe Consulting, LLC, a healthcare consulting company that focuses on advising physicians. My clinical practice predominantly consists of low-risk patients whom I treat for mood and anxiety concerns, and challenges around life transitions.

I would like to move from my rented office at 83 Leonard St in Belmont to my home, as I am not currently able to see patients in my commercial office due to the COVID-19 public health crisis. Due to this, I am now practicing telemedicine exclusively, and anticipate I will continue that for some time, but hope gradually to be able to see patients in person again, in a space which is both comfortable for my patients and for myself. I anticipate beginning to see patients in person in the spring. It would be a benefit to my patients to be able to see me in person again as soon as possible.

In my home office I would see one patient at a time, during regular business hours (8am-5pm). One day a week I may see patients earlier (7am) and one evening a week, based on patient scheduling needs, I may work until 7pm. I usually see patients 2-3 days a week. Rarely, if urgent need arises, 4 days a week. I have a solo practice, and have no employees.

Mindframe consulting work is largely conducted on site in hospitals, or via telephone, and videoconference. Occasionally I meet with individuals in my office, during the hours listed above. As a registered LLC in Massachusetts, Mindframe Consulting needs to be registered at a specific address. I seek a home occupation license to be able to register Mindframe Consulting at my home address.

4 Pine Street is located at the corner of Pine and Trapelo Rd, directly across from Moozy's. Patients will be instructed to park on Trapelo Road, as this is the safest option both for the patients and the public, and there are plenty of parking spaces. A floor plan is included in submitted materials. Patients will enter through the front door, on Pine St., and will be seen in the room indicated, just inside the door. The volume of patients is expected to be less than one per hour and likely no more than six visitors per day. There would be no substantial increase in vehicular or pedestrian traffic due to this request.



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

November 18, 2020

Siobhan O'Neill, M.D.
4 Pine Street
Belmont, MA 02478

RE: Denial to Home Occupation, Condition (h).

Dear Ms. O'Neill,

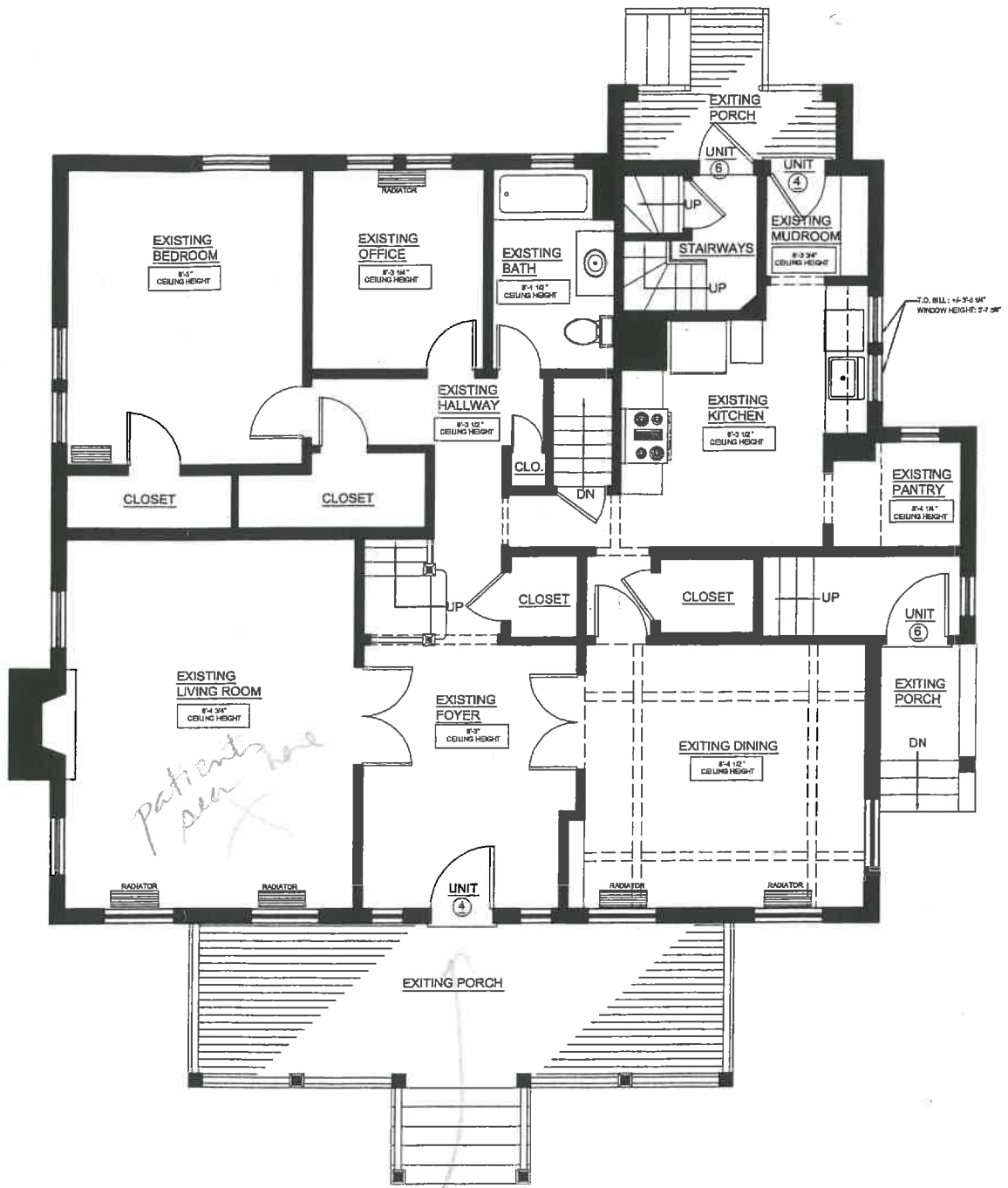
The Office of Community Development is in receipt of your Home Occupation application for your proposal to conduct psychiatry/psychotherapy practice at 4 Pine Street located in a Single Residence C (SRC) Zoning District.

Your application has been denied because Section 3.4.2 (h) of the Town of Belmont's Zoning By-Law allows home occupation that results in patrons or clients visiting the premises by a Special Permit granted by the Zoning Board of Appeals.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a home occupation application, or you may request a Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings



patients here

patients enter here

EXISTING FIRST FLOOR

SCALE: 1/8"=1'-0"