

Project Narrative

The subject property is located at 4334 Acushnet Ave and is shown on assessor Map Plot M0137 Lot B0076. The parcel is in the Mixed Use Business District (MUB) zone and is improved with a single story "ranch style" building. The property is currently used as a residential dwelling. T

The Applicant wishes to relocate her outpatient therapy practice to this location. The proposed business is classified as a Medical Office and will require a Special Permit from the Zoning Board of Appeals to operate in an MUB. The proposed facility will have three full time therapists and a part time therapist. The facility will service individuals seeking services for PTSD, anxiety, depression, and other diagnoses found in the DSM V and equivalent to the skills of the staff.

The facility will have a flow of clients every 45 minutes to 60 minutes. Sessions range from 30 minutes at times for kids, 45 minutes, or 53 minutes which is considered an hour session. Due to the 45 and 53 minute time frames there should be people exiting the parking before the new client arrives. At the therapists current location there is no waiting room and clients have adjusted to coming at their scheduled times with no overlap which will also be addressed in the new facility. Clients tend to adapt and follow expectations. Therapists will also have overlapping schedules which will also help the traffic flow. The facility will also hold groups that are limited to 6-9 individuals and when a group is running all other individual services will be blocked at that time.

The Proponent will utilize the existing structure and will not be performing any structural renovations to the property. The building's interior will be reconfigured into a waiting room, and four offices. All interior improvements will be cosmetic only. The Applicant does not propose any changes to the lighting and/or landscaping.

This type of business appears to fit into the structure of the neighborhood. Right across the street there is a current Insurance company, as well as a Wellness center with a chiropractor, massage therapist, and reiki services, and two houses over is Atlantic counseling which consists of six outpatient therapists. On the same road are numerous kinds of businesses from pizza places, to rehabs, hair salons ect.

The Applicant would like to occupy the space as soon as possible and expects to open the business within two weeks of approval.

The site contains nine existing parking spaces which is adequate per square footage and for planned use of the facility.

**PLANNING
JAN 11 2016
DEPARTMENT**