

Project Information Narrative

The applicant, Zdorovie Senior Services, Inc. operates an adult day health center at 141-149 California Street. Operations were commenced in 2008 pursuant to Board Order #215-08 which permitted a nonprofit senior center for up to 72 clients and 12 staff. A series of council orders permitted the business to expand several times. Most recently, in 2020, Council Order #285-20 permitted an expansion to 258 clients and 46 employees for the whole site, with an associated parking waiver of 44 stalls. All previous special permits were consolidated into the Council Order.

The uses of the five buildings are set forth below.

141 California Street –**commercial kitchen** for the preparation of food for the applicant’s operations in Newton as well as Needham and Natick.

143 California Street –**adult day health facility**.

145 California Street – applicant has applied for a building permit to renovate the building in order to open an **adult day health facility** in accordance with 2020 Council Order.

149 California Street – first floor only used as **storage for the business**.

149A California Street – **adult day health facility**.

The petitioners seek to convert the first floor (3,400 square feet) of 149 California Street into medical office space. This office space will be occupied by a primary care physician and 1-2 staff members. The practice will be limited to the on-site clients of Zdorovie Senior Services, Inc. Clients will be escorted across the parking lot by the petitioners’ staff to receive primary care medical services onsite, instead of being transported offsite to a variety of community primary care doctors. Many of the petitioners’ clients are very interested in avoiding being transported long distances to offsite medical appointments, which causes them to miss out on their scheduled activities. In addition to addressing the needs of the clients, having an onsite doctor will reduce vans moving in and out of the parking lot to take clients to appointments throughout the day. Furthermore, many of the petitioners’ clients are Jewish of Eastern European heritage, and the doctor’s office will be fluent in their languages: Ukrainian, Belarussian, Russian, Polish, Bulgarian, Armenian etc.

The doctor will be a tenant of the petitioner and will be on-site on a part time basis. He will continue to operate a private practice in Lynn. The petitioner is amenable to a condition in the Council Order prohibiting the doctor from seeing any outside patients at 149 California Street.

No exterior changes or parking lot changes are proposed. The second floor of 149 California Street will be used for storage.

The only relief requested is an additional waiver of 17 parking stalls.