

TOWN OF WELLESLEY



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WELLESLEY, MASSACHUSETTS

64-32

JOHN L. HAYDEN
GARRETT S. HOAG
DANA T. LOWELL

BOARD OF APPEAL

SEP 19 11:37 AM

KATHARINE E. TOY, CLERK
TELEPHONE
CE. 5-1664

Petition of Community Universalist Church

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:00 p.m. on September 17, 1964, on the petition of Community Universalist Church requesting permission to use a portion of its Church building at 348 Weston Road as a nursery school as provided under Section II 8 (b) of the Zoning By-law.

Ira Blalock, Jr., Minister of the Community Universalist Church represented the petitioner at the hearing.

Henry Baccus, Darien, Conn., stated at the hearing that he and his wife were interested in using the facilities provided by the Church for a Montessori Nursery School.

The Planning Board offered no objections to the granting of the request in its report providing the proposed use will not cause unreasonable traffic congestion.

On August 22, 1964, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The property involved consists of a parcel of land containing 1.8 acres on which the Community Universalist Church stands.

The petitioners seek permission which will allow a portion of its church building to be used for a nursery school. It is proposed to open a Montessori school known as the Gateway School which would operate under the following daily schedule: Morning session -- 20 children - 8:30 a.m. to 11:25 a.m.; Afternoon session -- 20 children - 12:45 p.m. to 3:40 p.m. The calendar of the Gateway School would follow the Wellesley Elementary school calendar. Children between the ages of three and six years who are without major emotional and physical problems will be accepted. No scheduled outside activity is contemplated so there should not be the usual noise which attends more conventional nursery school play periods.

Transportation will be provided or otherwise arranged for by the parents. "Car-pools" will be arranged and with the ample parking space available and the off-street unloading and pick-up area, there should be no problem of traffic congestion.

In the opinion of the petitioner, the proposed additional use of the Church property would provide a service to the Town and make available to the children a Montessori school staffed by teachers who have been specially trained in the Montessori teaching method.

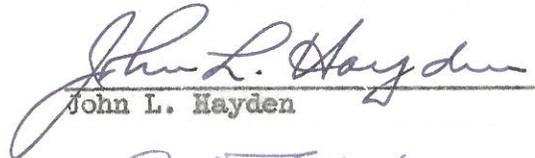
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Decision

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After due investigation, it is the opinion of Messrs. Aldrich and Haynes that the proposed use of the Church property is not inappropriate for the premises or the area and will provide a worthwhile community service providing conditions are imposed limiting the number of children, schedule of sessions, discharging and picking up of pupils on Church property, no outdoor play groups allowed and that the permit be limited to one year with the further condition that the permit shall be revoked if the Board finds that the permit has been violated or determines in its sole discretion continued operation of the school would be injurious, obnoxious or offensive to the neighborhood.

Mr. Hayden, however, feels that reasons do not exist for the granting of the requested use of the property. In his opinion such private use of the property would be in conflict with the conduct for which a Church is established.


John L. Hayden


Richard O. Aldrich

Filed with Town Clerk _____


G. Arnold Haynes