



## BOARD OF APPEAL

RICHARD O. ALDRICH  
 DANA T. LOWELL  
 F. LESTER FRASER

KATHARINE E. TOY, CLERK  
 TELEPHONE  
 235-1664

Petition of the Learning Disabilities  
 Foundation, Inc.

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 8:15 p.m. on June 26, 1969, on the petition of the Learning Disabilities Foundation, Inc., requesting permission to use the premises, owned by Eleanor Lubin, at 525 Worcester Street, as a diagnostic testing center, under the provisions of Section II, 8 (b) and (c) of the Zoning By-law.

On June 9, 1969, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Paul Jameson, attorney, represented the petitioner at the hearing.

Paul Thompson, 10 Edmunds Road, opposed the request. He alleged that the proposed use of the property would be an invasion of commercialization and an opening downward wedge in this attractive single-residence zone.

Harold Mock, 29 Albion Road, stated that he was very much opposed to the request and that the Planning Board in its Comprehensive Plan had designated this area as a single-family zone.

Also opposed were the following: Joseph S. Flynn, 18 Edmunds Road, Graves D. Hewitt, 15 Arnold Road, Frederick B. Grant, 22 Edmunds Road, William S. Zorigian, 26 Edmunds Road, Russell Gooley, 4 Edmunds Road, Natalie and Benoit J. DeMers, 11 Arnold Road, William B. Ormsbee, 21 Arnold Road, George M. Williamson, 23 Arnold Road, Dr. Thomas Polino, 529 Worcester Street, and Anthony F. Frascatore, 515 Worcester Street.

Statement of Facts

The property involved is on a lot containing approximately 32,500 square feet, located within a single-residence district requiring a minimum lot area of 10,000 square feet. The house, which contains fifteen rooms, was built approximately fifty years ago and has been used until now as a single-family dwelling.

It was stated at the hearing that the Learning Disabilities Foundation, Inc. is a charitable corporation of an educational character incorporated under Chapter 180 of the General Laws of Massachusetts and has been operating in Wellesley for two years. It is forced to seek other quarters by reason of expiration of the lease of its present quarters. It has been performing research work and testing children who are suspected of having learning disabilities and reading problems. The foundation tests approximately two children a day, four days a week. This requires a staff of six adults who give the tests beginning at 9:00 a.m. and continue working with

the students from five to six hours. At the end of the testing, the report is made and sent to the school and the student does not return. The staff works alone on Fridays when no testing is done, and normally leaves at 5:00 p.m. No testing is done in the summer.

It is anticipated that there will be less automobile traffic incident to this proposed use than there has been in connection with the previous owner's dental practice there. It is planned to install partitions on the first and second floors in order to provide small reception rooms, offices and several small testing rooms. It is the contention of the petitioner that the proposed use of the property will not prove detrimental to the neighborhood nor create any noise or unusual traffic congestion.

#### Decision

It is the opinion of this Board that the proposed non-conforming use of the property, subject to the conditions hereinafter set forth, will not substantially reduce the value of any property within the district, and will not otherwise be injurious, obnoxious, or offensive to the neighborhood.

The proposed use should not create added traffic to any extent as it is not anticipated that more than eight or ten cars will be at the premises at any one time, and should not create any noise in the neighborhood as all work is performed within the dwelling and is of a testing and diagnostic nature.

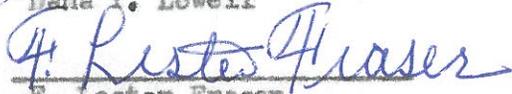
The Board, therefore, grants the desired permission under the provisions of Section II 8 (c) of the Zoning By-law, subject to the following conditions:

1. Not more than ten cars shall be parked on the premises at any one time.
2. The professional and clerical staffs shall not exceed six in the aggregate.
3. All testing and staff work shall be performed between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
4. No signs or displays shall be exhibited on the property.
5. Not more than three students shall be tested during any one day.
6. No structural or other alteration shall be made in the exterior of the house.
7. The house and grounds shall be maintained in excellent condition as regards exterior repair and paint of the house and maintenance of lawns and shrubs.

8. The Board reserves the right to terminate this permission upon breach of any of the conditions hereof or in the event that the use of the premises becomes in any manner injurious, obnoxious or offensive to the neighborhood.

  
Richard O. Aldrich

  
Dana T. Lowell

  
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Filed with Town Clerk \_\_\_\_\_

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