



ZONING BOARD OF APPEALS

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Petition of Barbara Barbieri and
Susan Collins

Pursuant to due notice the Special Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:10 p.m. on December 15, 1977, on the petition of Barbara Barbieri and Susan Collins, DBA The Children's Center, requesting a special permit, under the provisions of Section II and Section XXV of the Zoning By-law, which will allow them to operate a nursery school/day care center at Wellesley Community Center, 219 Washington Street.

On November 30, 1977, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Albert A. Barbieri, Attorney, represented the petitioners at the hearing.

Rachel Reynolds, representing the Wellesley Community Child Care Center located at Wellesley College, stated that the Center has been in operation since 1971, and is not filled to capacity. While the Center does not want to impede this proposal, it is felt that there should be an understanding that there is no connection with the Wellesley Community Child Care Center and that the name should be protected in order to avoid any confusion in the Town.

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Statement of Facts

The property involved is located within a Single Residence District, a district in which the proposed use is not allowed unless a special permit is granted by the Special Permit Granting Authority. The Center is being operated under a special permit granted by the Zoning Board of Appeals to use it for a semi-public institution of a philanthropic character.

The petitioners seek permission to operate a day care center in one of the Community Center rooms until more appropriate facilities can be found. It is intended to have a maximum of twelve children, ages 3, 4 and 5, per day with a morning program from 9:00 a.m. to 11:30 a.m. The mothers will bring the children so that there will not be more than twelve cars coming daily which, it is felt, will not result in any noticeable increase in traffic.

The petitioners, it was stated, are forming a partnership and will have to be considered a profit making group. Through a misunderstanding, the petitioners thought the day care center could be operated at the Center and already have the children signed up for the classes. They both have associate degrees in Early Childhood Education and have had several years of actual teaching experience.

It is felt by the petitioners that the proposed use will be in

harmony with the general purpose and intent of the Zoning By-law and will not alter the nature of the premises or otherwise effect the neighborhood.

Decision

It is the opinion of this Board that there is a real need for the proposed day care center, and if conducted subject to the following conditions, it will not substantially reduce the value of any property within the district or otherwise injure the neighborhood. Adequate and proper space will be provided within the Center for the children as well as capable teachers and supervision. It is the further opinion of this Board, that the automobile traffic incidental to the proposed use will not be substantially greater or increase congestion in the area.

The Board, therefore, grants the requested special permit under the provisions of Section II and Section XXV of the Zoning By-law, subject to the following conditions:

1. That all State and local laws shall be complied with as well as all recommendations of the Chief Engineer of the Fire Department.
2. That not more than twelve children shall be in attendance at any one time.
3. That said permit shall be in effect from the effective date of this permit to the close of the Wellesley Public School year in 1978.
4. That the petitioners will not be able to use the name, "Community"Child Care Center" in the name of their school, or any combination of those words which incorporates the word, "Community."

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JAN 23 10 29 AM '78


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