

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

THEODORE C. MERLO  
F. LESTER FRASER  
WILLIAM O. HEWETT

KATHARINE E. TOY  
Administrative Secretary  
Telephone  
235-1664

Petition of Ida Fridmann  
(St. Andrews Episcopal 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 March 6, 1975, on the petition of Ida Fridmann, requesting permission to continue to use a portion of St. Andrews Episcopal Church, 79 Denton Road, as a Montessori Nursery School as provided under Section II 8 (b) of the Zoning By-law.

On January 17, 1975, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Albert Auburn, attorney, represented the petitioner at the hearing.

Gloria Rose, 56 Temple Road, spoke in favor of the request.

Statement of Facts

The church involved is located within a Single-residence District, a district in which the proposed use of the property is not allowed unless a special permit is granted by the Board of Appeal.

The petitioner seeks permission to continue for another year to operate a Montessori Nursery School, for which a permit was granted by this Board a year ago. It was requested, however, that permission be granted for two sessions daily, 9:00 a.m. to 12:00 noon, and 1:00 p.m. to 4:00 p.m., with an enrollment of not more than twenty-five in each session. During the past year only one morning session was held, but due to the great demand for the services of a Montessori School within this community, it is the desire of the petitioner to have a second session.

It was pointed out that very little increase in traffic has resulted from the operation of the school during the past year, and the proposed increase in enrollment should not result in any noticeable increase. The church owns a parking lot at the corner of Cottage street where the parents of the children can park while visiting the school, and there is also an area across the street from the church which can also be used for parking.

It is the belief of the petitioner that the continued use of the property will not depreciate values in the area or otherwise injure properties in the neighborhood. It will, however, continue to fulfill a need for this type of school in the Town.

Decision

It is the opinion of the Board that the continued use of the portion involved of the church property, as a Montessori Nursery School, will not substantially reduce the value of any property within the district or

or otherwise injure the neighborhood. Adequate and proper space is being provided within the church for the children as well as capable teachers and supervision. It is the further opinion of this Board, that traffic incidental to the nursery school will not be substantially greater or increase congestion in the area.

The Board, therefore, grants the desired permission under the provisions of Section XXIV-E of the Zoning By-law, subject to the following conditions:

1. That all State and Local laws be complied with as well as all recommendations of the Chief Engineer of the Fire Department.
2. That two daily sessions may be conducted, one from 9:00 a.m. to 12:00 noon and one from 1:00 p.m. to 4:00 p.m.
3. That not more than twenty-five (25) children shall be in attendance in either session, or at any one time.
4. That said permit shall expire one year from the effective date of this permit or upon this Board finding that this permit has been violated whichever shall first occur.

*Theodore C. Merlo*  
Theodore C. Merlo

*F. Lester Fraser*  
F. Lester Fraser

*William O. Hewett*  
William O. Hewett

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