

TOWN OF WELLESLEY



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DEC 10 10 32 AM '84

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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84-64

Petition of Abbott-Seaward Center for Child Development/Maugus Club
40 Abbott Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, November 1, 1984 at 8 p.m. on the petition of ABBOTT-SEAWARD CENTER FOR CHILD DEVELOPMENT and the MAUGUS CLUB requesting renewal of a Special Permit under the provisions of Section II 8 (b) of the Zoning Bylaw which will allow the petitioner to continue to operate a child development center on the second floor of the Maugus Club located at 40 ABBOTT ROAD, in a Single Residence District, and requesting an increase in the enrollment to a maximum of 40 children. Said request is pursuant to Section XXV of the Zoning Bylaw.

On October 12, 1984, the petitioner filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Dorothy Guiffre, Director, who stated that there are presently 20 children enrolled at the center and permission is requested to increase the enrollment to a total of 40 children. The hours would remain the same, 8 a.m. to 6 p.m. Additional play area would be needed and she proposes to use the front area near the driveway for that purpose. It would be fenced in and landscaped. Ms. Guiffre presented a letter of support from John M. Buckley, President of the Maugus Club.

Statement of Facts

The property involved is located at 40 Abbott Road, containing 68,321 square feet of land, located in a Single Residence District. The Maugus Club has been in existence since 1892 and is a duly incorporated organization, the chief activities of which are social. The Maugus Club is a non-profit organization which rents from the Maugus Corporation, a profit corporation. Club room are rented out for meetings, functions and dance groups.

The Abbott-Seaward Center for Child Development and the Maugus Club are requesting renewal of a Special Permit to operate a child development center on the second floor of the Maugus Club. The center was opened in December, 1983. There are currently 20 children in attendance at any one time. Hours of operation are between 7 a.m. and 6 p.m. weekdays, and care is provided for children 2yrs. 9 months to six years of age. A fenced-in outdoor play area is available. Children are delivered and picked up from the parking lot on the Maugus Club property.

The petitioner is requesting an increase in enrollment to 40 children to begin February 1, 1985. Second floor space adjacent to that already occupied by the day care center would be utilized. An additional outdoor playspace in the front area near the driveway would be fenced in and landscaped. Extensive interior renovations would be implemented. Plans were submitted indicating outdoor play area, site conditions, landscaping and interior floor layout.

The Planning Board, in a letter of October 26, 1984, offered no objection to the request. Letters of support were received from David and Diana Taylor, 12 Appleby Road, and Beverly P. St. Clair, M.D., 316 Washington Street.

Decision

This Authority has made a careful study of the evidence submitted. The petitioner is requesting a Special Permit to continue to operate the child development center at the Maugus Club and to expand the enrollment to 40 children.

It is the opinion of this Authority that the child development center at the Maugus Club at 40 Abbott Road has not created a disturbance or disruption to the residential neighborhood. Sufficient off-street parking has been provided and no objections have been forthcoming to this Authority regarding the operation of the day care center.

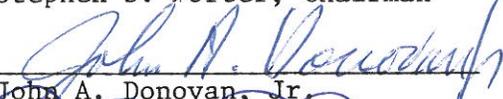
It is the opinion of this Authority that a Special Permit can be granted for the expansion requested and that said expansion to accommodate 40 children shall not disturb or disrupt the neighborhood. Therefore, a Special Permit under Section II 8 (b) of the Zoning Bylaw is granted for the continued operation of the Abbott-Seaward Center for Child Development at 40 Abbott Road and for the expansion to 40 children as of February 1, 1985, subject to the following conditions:

1. That no more than 20 children shall be in attendance at any one time until February 1, 1985, and that after February 1, 1985 no more than 40 children shall be in attendance at any one time.
2. That all State and local laws shall be complied with as well as the recommendations and requirements of the Fire Department, Board of Health, and Building Inspector.
3. That said Special Permit shall expire on March 1, 1986.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.



Stephen S. Porter, Chairman



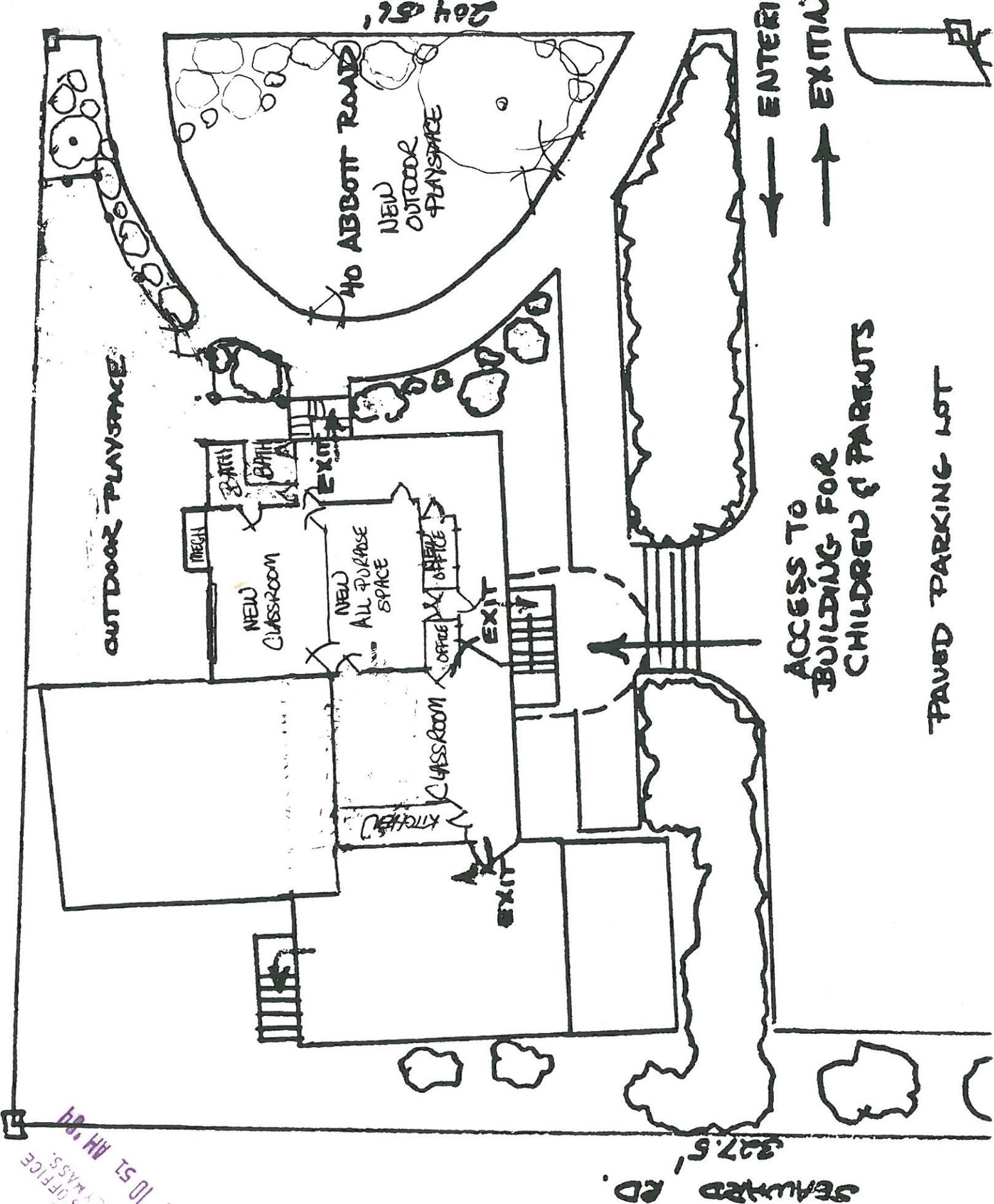
John A. Donovan, Jr.



Franklin P. Parker

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TOWN CLERK'S OFFICE
TOWN OF MASS.

cc: Planning Board
mam



OUTDOOR PLAYSPACE

40 ABBOTT ROAD

NEW OUTDOOR PLAYSPACE

NEW CLASSROOM

NEW ALL PURPOSE SPACE

CLASSROOM

KITCHEN

MEGA

BATH

BATH

EXIT

EXIT

EXIT

← ENTERING

→ EXITING

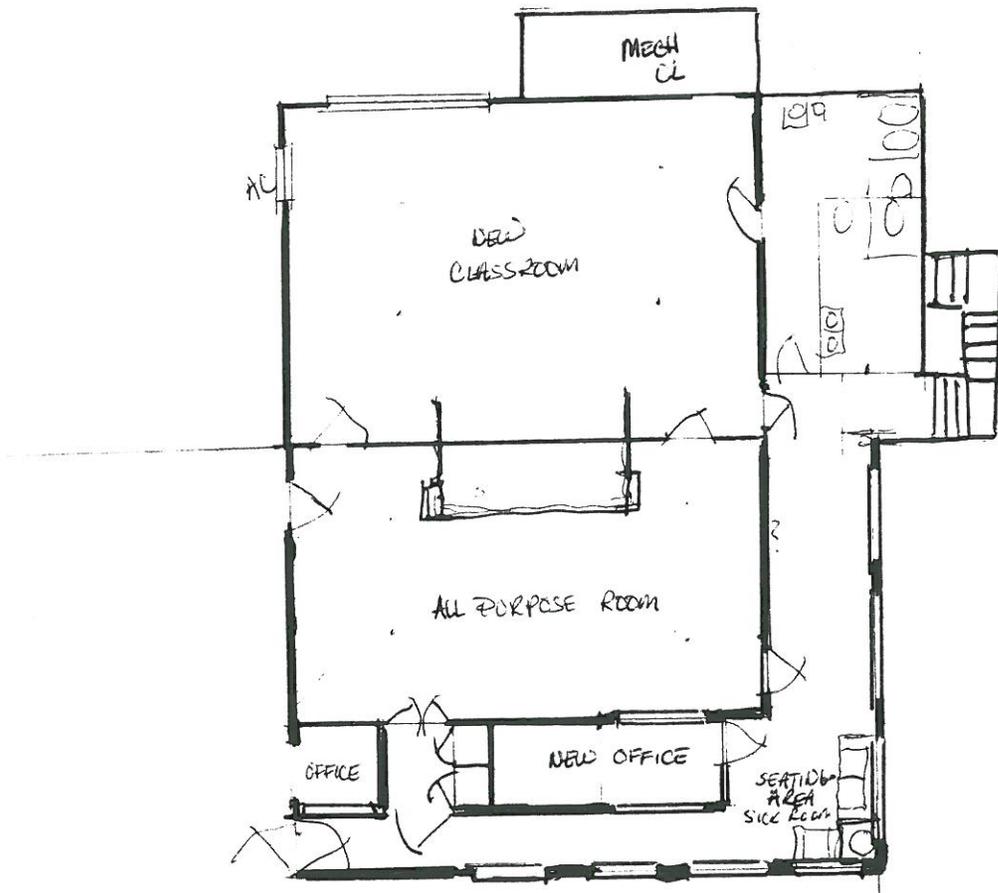
ACCESS TO BUILDING FOR CHILDREN & PARENTS

PAVED PARKING LOT

SEAWARD RD. 327.5'

204.5'

RECEIVED
 FROM CLERK'S OFFICE
 WELLS RIVERS, MASS.
 OCT 12 10 51 AM '94



DETAIL OF NEW SPACES

RECEIVED
TOWN ENGINEER'S OFFICE
MILLIS, MASS.
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