



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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85-16

Petition of Wellesley Montessori School/Ida Fridmann/St. Andrews Episcopal Church
79 Denton Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 25, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of Wellesley Montessori School, Inc., Ida Fridmann, President, and St. Andrews Episcopal Church requesting renewal of a Special Permit under the terms of Section II 8 (b) of the Zoning Bylaw which will allow the premises located at St. Andrews Episcopal Church at 79 Denton Road to continue to be used as a nursery school and child center, said location being in a Single Residence District. Said request is pursuant to Section XXV of the Zoning Bylaw.

On April 1, 1985 the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Arlene Bernstein, attorney representing Ida Fridmann, who stated that the school has existed for 11 years in that location. Renewal of a Special Permit is requested, there have been no changes on the premises, no more than 65 children are enrolled. Ms. Bernstein requested that the Special Permit be granted for a two-year period.

No one else spoke in favor of or in opposition to the request.

Statement of Facts

The property involved is at St. Andrews Episcopal Church, 79 Denton Road, at the corner of Washington Street, in a Single Residence District. Ida Fridmann uses a portion of St. Andrews Episcopal Church, known as the Sunday School Building, for a Montessori Nursery School and Child Center.

The petitioner seeks renewal of a Special Permit to conduct the school for no more than 65 children at any one time, from Monday through Friday, between the hours of 7 a.m. and 6 p.m. The regulation and licensing of the nursery school and child center come under the Inspector of Buildings, the Board of Health, the Massachusetts Office for Children, the Mass. Department of Education and the American Montessori Society. The petitioner has been operating the school since 1974 through yearly variances and special permits. The current special permit expires on June 15, 1985.

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The children are dropped off directly in front of the church on Washington Street and are accompanied in and out of the school building by teachers. Any parking of cars belonging to teachers or parents takes place in the church parking lot.

Vincent W. Warner, Rector of St. Andrews Episcopal Church, submitted a letter dated March 6, 1985 stating that the Vestry of the Parish and people of the Parish are strongly in support of having the school continue as a tenant.

The Planning Board, in a letter dated April 23, 1985, stated it has no objection to the annual continuation on the same terms and conditions as are currently in effect.

Decision

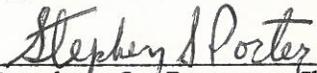
This Authority has made a careful study of the evidence presented. The petitioner has requested renewal of a Special Permit to continue to operate the Montessori Nursery School and Child Center at St. Andrews Church, 79 Denton Road, and has stated that there have been no changes in the operation in the past year.

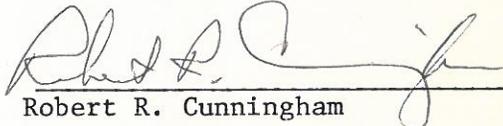
This Authority is of the opinion that said school operation will not cause a disturbance or disruption to the residential character of the neighborhood, and that a Special Permit can be granted under Section II 8 (b) of the Zoning Bylaw.

Therefore, a Special Permit is granted subject to the following conditions:

1. That not more than sixty-five (65) children shall be in attendance in the nursery school and child center at any one time.
2. That the hours of operation shall be Monday through Friday from 7 a.m. to 6 p.m.
3. 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.
4. That said Special Permit shall expire on June 15, 1987 as long as there are no changes in the operation of the nursery school and child center. If any changes are proposed in the operation of the school between the date of this decision and June 15, 1987, the petitioner must submit a new application to this Board.

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


 Robert R. Cunningham


 William E. Polletta

cc: Planning Board
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