



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 86-14

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

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 20, 1986 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills on the petition of ABBOTT-SEAWARD CENTER FOR CHILD DEVELOPMENT and THE MAUGUS CORPORATION requesting renewal of a Special Permit under the provisions of Section II 8 (b) and pursuant to Section XXV 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.

On March 3, 1986, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Dorothy Guiffre, Director of the Abbott-Seaward Center for Child Development, who stated that a renewal is requested and that there have been no changes in the operation. Two classrooms are used on the second floor and one on the first floor.

No others were present at the hearing expressing favor or opposition to the request.

Statement of Facts

The property involved is located at 40 Abbott Road, owned by the Maugus Corporation, containing 68,321 square feet of land, located in a Single Residence District. The Maugus Corporation leases space to the Abbott-Seaward Center for Child Development, the Maugus Club and other groups for meetings and functions.

The Abbott-Seaward Center for Child Development and the Maugus Corporation are requesting renewal of a Special Permit to operate a child development center at 40 Abbott Road. The center was opened in December, 1983 with an enrollment of 20 children. On February 1, 1985 the enrollment was increased to 40 children per Zoning Board of Appeals Special Permit (ZBA 84-64). Hours of operation are between 7 a.m. and 6 p.m. weekdays and care is provided for children 2 yrs. 9 months to 6 years of age. A fenced-in outdoor play area is available. Children are delivered and picked up from the parking lot on the Maugus

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Corporation property. The Center utilizes 2 classrooms, a large multi-purpose room, a library, coatroom area, 2 bathrooms, offices, and 2 playgrounds (which are used for approximately 45 minutes three times during the day).

The petitioner is requesting permission to continue the operation with an enrollment of 40 children. An information sheet was submitted as were plans of the building.

The Planning Board, in a letter of March 19, 1986, offered no objection to the request. A letter of support was received from Peter L. LaTona, President of the Maugus Club, dated March 12, 1986.

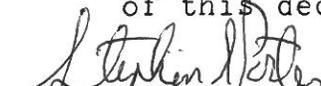
Decision

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 Corporation with an enrollment of 40 children.

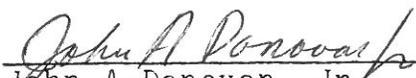
It is the opinion of this Authority that the child development center has not created a disturbance or disruption to the residential neighborhood. Sufficient off-street parking has been provided and no objections have been forthcoming to this Authority regarding the operation of the day care center.

It is the opinion of this Authority that a Special Permit can be granted. 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, subject to the following conditions:

1. That 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 one year from the date of this decision.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



William E. Polletta

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.

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