

TOWN OF WELLESLEY



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BOARD OF APPEAL

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RICHARD O. ALDRICH
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KATHARINE E. TOY, CLERK
TELEPHONE
235-1864

Petition of Wellesley Community Child Care Center, Inc.

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 8:30 p.m. on August 26, 1971, on the petition of the Wellesley Community Child Care Center, Inc., requesting permission to use a portion of the premises owned by the Roman Catholic Archbishop of Boston and located at 9 Ledyard Street, (St. John's Parochial School) as a non-profit day care center, under the provisions of Section II 8 (b) and (c) and Section XXIV-B of the Zoning By-law.

On August 6, 1971, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Gordon P. Ramsey, attorney, represented the petitioner at the hearing.

Rev. John J. Philbin, Pastor of St. John's Church, stated at the hearing that a preliminary agreement had been reached with the petitioner to use the rooms involved in the school. He did not intend to upset the neighborhood, but felt that as the space involved was not being used, he should make it available to the community.

Thomas F. Sullivan, 12 Columbia Street, expressed his concern about the play yard and the traffic, but favored the petition as he felt that there is a need for a day care center program in the area.

The following persons opposed the granting of the request; they all felt that proposed use of the rooms would aggravate the existing traffic problem: Raymond J. Capobianco, 18 Columbia Street, John W. McMillan, 11 Ledyard Street, Robert Chaffee, 19 Columbia Street, Mary J. Nugent, 31 Ledyard Street, Harry J. Nugent, 31 Ledyard Street, Margaret G. Johnson, 16 Columbia Street and C. Eva Colby, 17 Ledyard Street.

Rev. Arthur H. Melanson, favored the request, and Joyce B. Strezetelski, President of the Center, spoke in favor of the request and explained the operation of the day care center.

Letters in favor of the request were received from the Human Relations Service of Wellesley, Inc., Christ Church, United Methodist, Wellesley.

Statement of Facts

The school building involved is located within a Single-residence District. With the exception of the rooms involved, the remainder of the building is used as a Parochial School and was built as such for St. John's Church in 1964.

The petitioner seeks permission to operate a day care center at St. John's Parochial School, to serve children of families living or working in Wellesley including Newton-Wellesley Hospital, from all segments of the community, but giving special consideration to low-income families.

Attorney Ramsey stated at the hearing that an intensive study had been made to determine the need for a day care center in Wellesley and it was found that there are a large number of working mothers who need aid in caring for their children during the day. It was difficult to find a location which met the requirements of the State and Town as well as the Center itself. The rooms involved in the school building meet all the requirements except for the Zoning exception involved.

If permission is granted, it was stated, the day care center will use two rooms with connecting toilets and an office on the second floor of the school. There will be no change in the existing building. The center will be licensed to enroll 39, three and four year old children. They will arrive from 7:00 a.m. to 11:00 a.m. and will leave between 1:00 p.m. and 6:00 p.m. with children able to attend on a full time or parttime basis for 52 weeks a year. Lunch will be brought by the children and morning and afternoon snacks will be provided. Outdoor play will be morning and afternoon in groups of 15 for a period of time depending on weather conditions. A side yard will be used and part of the parking lot will be fenced in for the children. The staff will consist of a director, two full-time teachers, two or three associate teachers and several teacher aids.

It is the opinion of the petitioner that the proposed use of the premises will not alter its present character and will not substantially, if at all, reduce the value of any property within this district, or offensive to the neighborhood.

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Decision

It is the unanimous opinion of this Board that a real need exists for the proposed use of the rooms involved and that, if conducted properly, 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 for the children as well as capable teachers and supervisors. It was alleged that all State and local requirements are being met; and it is the opinion of this Board, that the automobile traffic incident to the proposed use will not be substantially greater than it would be if St. John's School decided to use the rooms involved for its school, which would be allowable within the law.

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 Fire Department.
2. That the portion of the parking lot to be used as a play area shall be enclosed by a fence approved by the Board of Appeal.

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3. 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 which ever shall first occur.

Richard O. Aldrich

Richard O. Aldrich

F. Lester Fraser

F. Lester Fraser

Robert T. Colburn

Robert T. Colburn

Filed with Town Clerk _____

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