



TOWN OF WELLESLEY

MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

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 8:05 p.m. on September 27, 1973, on the petition of Wellesley Community Child Care Center, Inc., requesting permission to use a portion of St. Andrews Episcopal Church, located at 79 Denton Road as a non-profit day care center, under the provisions of Section XXIV-E of the Zoning By-law.

On August 22, 1973, 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.

Statement of Facts

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

The petitioner seeks permission to operate a day care center at St. Andrew's Church until more appropriate facilities can be found. The space at St. John's School, where the Center has been operating for the past two years under permits granted by the Board of Appeal, is no longer available due to an expanding educational program there.

The Center has been very successful, it was stated, during the past two years, and now has an enrollment of thirty-nine students. It has been found after two years of operation that there is an increasing need for this Center in the Town, and it is believed that the proposed use will in no way reduce the value of property within the district. Parents will be required to park their cars in the parking lot at the corner of Washington Street and Cottage Street so there will be no parking or increased traffic on Denton Road.

It was further stated that it is expected that Wellesley College will have space available possibly in December, with both classroom space and playground facilities.

Decision

It is the opinion of this Board that there is a real need for the continuance of the Child Care Center and that the proposed non-conforming use of a section of the church involved will not substantially reduce the value of any property within the district, or otherwise injure the neighborhood.

Accordingly, the requested permission is granted under the provisions of Section XXIV-E of the Zoning By-law, subject to the following conditions:

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Petition of Wellesley Community Child Care
Center, Inc.

1. That all State and local laws shall be complied with as well as all recommendations of the Fire Department.
2. That all cars shall be parked in the designated parking lot at the corner of Washington Street and Cottage Street which are incidental to the Center.
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

William O. Hewett
William O. Hewett

Filed with Town Clerk _____

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