



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
ROBERT R. CUNNINGHAM

MARY ANN McDOUGALL
Executive Secretary
Telephone
~~235-1664~~
431-1019

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

ZBA 87-24

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, March 26, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B), Town Hall, 525 Washington Street, Wellesley on the petition of WELLESLEY MONTESSORI SCHOOL INC./IDA FRIDMANN/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 March 5, 1987 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 at the hearing was Arlene Bernstein, attorney for Ida Fridmann. Ms. Bernstein presented a letter of support from St. Andrews Church. They request a Special Permit for a two-year period. She referred to concerns about traffic and parking on Denton Road and stated that parents have been informed regularly by letter not to block Denton Road when dropping children off. Mr. Porter stated that, in light of a recent complaint from a resident of Denton Road, more than a letter is needed. The school or church must be willing to monitor the trouble area to allow cars to enter and leave Denton Road at all times. Ms. Bernstein said the school is willing to post a monitor at the trouble spot.

Present and speaking in support of the petition: Marge Holodnak, 6 Denton Road,
Susan Kunk, 48 Denton Road.

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 a 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 petitioner has been operating the school since 1974 through

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variances and special permits. The last special permit of May 21, 1985 was granted for a two-year period with an expiration date of June 15, 1987. 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 20, 1987 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 on March 17, 1987 voted to offer no objection to 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.

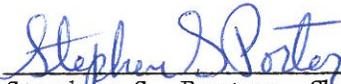
A verbal complaint has been received by this Board from a resident of Denton Road informing us that the southerly entrance to Denton Road has been blocked by cars waiting to drop children off at the school.

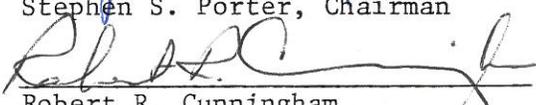
It is the opinion of this Authority that the entrance to Denton Road must be kept open to traffic at all times. St. Andrews Church and Wellesley Montessori School are responsible for seeing that this is achieved. Activities of the church and/or the school must not interfere with traffic on Denton Road.

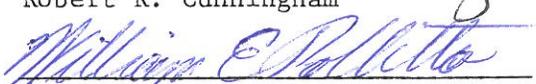
It is the opinion of this Board that, if the problem of the Denton Road entrance can be corrected, the school operation will not cause a disturbance or disruption to the residential character of the neighborhood. Therefore, a Special Permit is granted pursuant to Section XXV and Section II 8 (b) of the Zoning Bylaw subject to the following conditions:

1. That not more than 65 children shall be in attendance 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, 1989 as long as there are no changes in the operation of the nursery school and child center. Any changes would warrant 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
 Inspector of Buildings
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