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ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 88-39

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, May 19, 1988 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of the ABBOTT-SEAWARD CENTER FOR CHILD DEVELOPMENT/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 at the MAUGUS CLUB located at 40 ABBOTT ROAD, in a Single Residence District.

On May 2, 1988, 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 Dorothy Guiffre, Director of the Center, who requested renewal of the Special Permit under the same conditions as last year which include the presence of 40 children, 50 weeks of the year on weekdays from 7 a.m. to 6 p.m.

No other persons had any comment on the petition.

Statement of Facts

The property involved is located at 40 Abbott Road, on a 68,321 square foot lot, owned by the Maugus Corporation, 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 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 ZBA 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 years 9 months to 6 years of age. A fenced-in outdoor play area is available. Children are picked up and delivered from the parking lot on the Maugus Corporation property. The Center utilizes 2 classrooms, a large multi-purpose room, a library, coatroom area, 2 bathrooms, 2 offices and 2 playgrounds.

The petitioner is requesting permission to continue the operation for an enrollment of 40 children for nursery school through kindergarten.

The Planning Board, on May 17, 1988 voted to offer no objection to continuation of this use on the same terms and conditions as are currently in effect.

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Decision

This Authority has made a careful study of the evidence presented. It is the opinion of this Authority that the continued operation of the Abbott-Seaward Child Development Center at the Maugus Club with an enrollment of 40 children will not create a disturbance or disruption to the residential neighborhood. It is the opinion of this Board that sufficient off-street parking has been provided for the Center.

A Special Permit is hereby granted pursuant to Section II 8 (b) and Section XXV of the Zoning Bylaw to 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.

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.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


William E. Polletta

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