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ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 88-4

Petition of Wellesley Hills Children's Center
309 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 21, 1988 at 8 p.m. in the Great Hall of the Town Hall, 525 Washington Street, Wellesley on the petition of WELLESLEY HILLS CHILDREN'S CENTER requesting a Special Permit pursuant to Section IV, Section II 8 (b) and Section XXV of the Zoning Bylaw which will allow the premises at 309 WASHINGTON STREET to be used as a day care center, said location being in a General Residence District.

On January 4, 1988, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Virginia Alterio, Director of the Wellesley Hills Children's Center. Mrs. Alterio explained that the Wellesley Community Children's Center, the previous day care center that occupied the premises, is in the process of moving to their new location on the Wellesley College campus, and that she wishes to open a new day care center on the premises being vacated. The new program would service 32 children, ages 2 years and 9 months through 5 years old. Because the age group of the children serviced is older than that serviced by the Wellesley Community Children's Center, State regulations require fewer staff. Therefore, although the number of children would increase from 24 to 32, the number of staff would decrease from 12 to 5, resulting in a total increase of one person.

The Center would operate Monday through Friday from 8 a.m to 5:30 p.m. throughout the year, but will not open until September, 1988. The parking lot of the Unitarian Church, at the rear of the building, is more than adequate for the Center's needs.

No other persons present had any comment on the petition.

Statement of Facts

The Wellesley Community Children's Center has operated an infant/toddler day care center at the Unitarian Church, 309 Washington Street, in a General Residence District, since September, 1980 under Special Permits granted by the Board of Appeals. In the spring of 1988, the Center will be vacating the premises and moving to its new facility on the Wellesley College campus.

The petitioner, Wellesley Hills Children's Center, is requesting a Special Permit to use the premises at 309 Washington Street, beginning in September, 1988, for a day care center serving 32 children and 5 staff members. Hours of operation would be Monday through Friday, 8 a.m. to 5:30 p.m. throughout the year.

A letter, dated December 27, 1987, was received from Catherine DeVito, Property Chairman, Unitarian Society of Wellesley Hills, expressing support for the program.

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The Planning Board, at its Regular Meeting on January 19, 1988 voted to offer no objection to the petition.

Decision

This Authority has made a careful study of the evidence presented. It is the opinion of this Authority that the use of the facilities at the Wellesley Hills Unitarian Church at 309 Washington Street for a day care program of the Wellesley Hills Children's Center will not disturb or disrupt the neighborhood and that the parking lot behind the Unitarian Church appears to be adequate in regards to space and a safe location for children to be picked up and delivered.

Therefore, a Special Permit is granted for the day care center servicing children ages 2 years 9 months through 5 years under the following conditions:

1. That the maximum number of children at any one time be no more than 32.
2. That the hours of operation be from 8 a.m. to 5:30 p.m. weekdays throughout the year.
3. That the pickup and delivery of children shall take place in the parking lot of the Unitarian Church, at the rear of the building, and that there shall be no pickup or delivery of children on Washington Street.
4. 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.
5. That this 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.


John A. Donovan, Jr., Chairman


Robert R. Cunningham


Kendall P. Bates

cc: Planning Board
Inspector of Buildings

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