



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

Nov 13 9 28 AM '90

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ZBA 90-83  
Petition of Abbott "Supertots at Wellesley"  
40 Abbott Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 25, 1990 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley on the petition of ABBOTT "SUPERTOTS AT WELLESLEY" requesting renewal of a Special Permit pursuant to the provisions of Section II 8 (b) and Section XXV of the Zoning Bylaw to allow the petitioner to continue to use a portion of the premises at THE MAUGUS CLUB, 40 ABBOTT ROAD, in a Single Residence District, for the operation of a pre-school and day care center program for 40 children from 7 a.m. to 6 p.m., Monday through Friday throughout the year.

On October 10, 1990, 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 Josie Sawhney, Director of the program, who requested renewal of the Special Permit with the same conditions. Mrs. Sawhney said that the Center has been operating for a year without any problems.

Alvin Hill, 29 Abbott Road, voiced support for the petition.

#### Statement of Facts

The subject property is located at 40 Abbott Road, on a 68,321 square foot lot, owned by the Maugus Corporation, and is in a Single Residence District. The Maugus Corporation leases space to Abbott "Supertots at Wellesley", the Maugus Club, and other groups for meetings and functions.

From 1983 to 1989, the Abbott-Seaward Center for Child Development operated a child development center on the premises. In 1989, Abbott "Supertots at Wellesley" purchased the Center, and has been operating a pre-school and day care center on the premises for the past year.

Supertots services a maximum of 40 children, ages 2 years 9 months to 6 years, with 4 full-time teachers and a Program Director. Children are dropped off and picked up from a parking lot on the Maugus Corporation property, which also provides parking for parents and staff.

A letter in support of the petition, dated October 2, 1990, was received from Hans J. Ahlgren, President of the Maugus Club.

The Planning Board, on October 16, 1990, voted to offer no objection to the renewal of the Special Permit.

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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 operation of Abbott "Supertots at Wellesley" at the subject premises will not create a disturbance or disruption to the residential neighborhood, and that sufficient off-street parking has been provided.

A Special Permit is hereby granted pursuant to Section II 8 (b) and Section XXV of the Zoning Bylaw to Abbott "Supertots at Wellesley", subject to the following conditions:

1. That no more than 40 children be in attendance at any one time.
2. That the hours of operation be from 7 a.m. to 6 p.m., Monday through Friday throughout the year.
3. That all pick-up and delivery of children shall take place in the parking lot of the Maugus Corporation; that all parking for staff, visitors and parents shall take place in said parking lot; and that no cars associated with the operation of Supertots shall ever be parked on Abbott Road.
4. That all State and local laws be complied with, as well as all recommendations of the Fire Department, Board of Health and the Inspector of Buildings.
5. That the petitioner submit to the Fire Chief, Stephen Black, documentation from a qualified electrician or alarm company certifying that the fire alarm system has been tested and found operational by National Fire Protection Association standards.
6. That this Special Permit shall expire two years 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  
Stephen Black, Fire Chief  
Inspector of Buildings

edg



John A. Donovan, Jr., Chairman



Kendall P. Bates



William E. Polletta

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