

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

THEODORE C. MERLO
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Ida Fridmann
(St. Andrews Episcopal Church)

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 8:15 p.m. on May 23, 1974, on the petition of Ida Fridmann, requesting permission to use a portion of St. Andrews Episcopal Church, 79 Denton Road, as a Montessori Nursery School as provided under Section II 8 (b) of the Zoning By-law.

On May 6, 1974, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Albert Auburn, 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 of the property is not allowed unless a special permit is granted by the Board of Appeal.

The petitioner seeks permission to operate a Montessori Nursery School for not more than twenty-five students from 9:00 a.m. to 12:00 noon, Monday through Friday. It was stated that a number of parents in the Wellesley area have approached the petitioner to establish such a school in Wellesley and St. Andrews Church has made available the use of one of its classrooms which meets the requirements necessary. The petitioner has been a Montessori School trained teacher and Directress since 1958, registered initially in France and subsequently in the U. S. A. American Montessori Society. If permission is granted, the petitioner will be the headmistress of the school and will be assisted by a licensed kindergarten teacher. The school is designed, it was stated, for each child to have special attention and to develop individually.

There should be little increase in traffic in the area, it was stated, as a result of the proposed school, as carpools will be used with an average of five to seven cars dropping off and picking up the children daily.

It is the belief of the petitioner that the proposed use of the property will not depreciate values in the area or otherwise injure properties in the neighborhood. It will, however, fulfill a need for this type of school in the Town.

Decision

It is the opinion of this Board that there is a real need for the proposed Montessori School, and if conducted properly, it will not substantially reduce the value of any property within the district or otherwise injure the neighborhood. Adequate and proper space will be provided within the Church for the children as well as capable teachers and supervision. It is the further opinion of this Board, that the automobile traffic incident to the proposed use will not be substantially greater or increase congestion in the area.

RECEIVED
MAY 22 1974
TOWN CLERK'S OFFICE

The Board, therefore, grants the desired permission under the provisions of Section XXIV-E of the Zoning By-law, subject to the following conditions:

1. That all State and local laws be complied with as well as all recommendations of the Chief Engineer of the Fire Department.
2. That not more than twenty-five students shall be in attendance at any one time.
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 whichever shall first occur.

Henry H. Thayer

 Henry H. Thayer

F. Lester Fraser

 F. Lester Fraser

Stanley J. Glod

 Stanley J. Glod

Filed with Town Clerk _____

APR 23 11 10 AM '22
 METTLEMAN'S
 TOWN CLERK'S OFFICE
 RECEIVED