

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS
TOWN HALL, WELLESLEY, MA 02181

SEP 22 1 30 PM '80

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Petition of The Wellesley Baptist Church

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, August 14, 1980, at 9:00 PM on the Petition of The Wellesley Baptist Church at 42 Elmwood Road, which is seeking a Special Permit under the provisions of Section II and Section XXV of the Zoning Bylaw, which will allow them to operate a Christian Nursery School at their 42 Elmwood Road location.

On July 25, 1980, the Petitioner filed their request for a hearing before this Authority and thereafter, due notice of the hearing was given by mailing and publication.

Present at the hearing and speaking on behalf of the petition were: Eugene H. Mathias, Chairman of the Board of Trustees, Pastor Robert C. Decker, and William Camp, Chairman of the Board of Deacons. Also indicating support was Ms. Karen Reis of 447 Weston Road. Letters received in support were from the following: Marguerite E. Pipes of 385 Weston Road; Mr. and Mrs. Donald R. Bailey of 25 Cavanagh Road; and Patricia C. Doiron of 18 Durant Road. The Planning Board sent a letter advising the Zoning Board of Appeal that it believes the petitioners nursery school may operate as a matter of right under Zoning Bylaw Section IIA 2 and 3.

In opposition to the petition a letter was received by Aurelia S. Plath of 26 Elmwood Road. Attending the hearing in opposition were: Richard J. Plouffe and Richard A. Plouffe both of 53 Elmwood Road; Cindy Lewien of 45 Elmwood Road. Mr. Plouffe supplied this Authority with a letter dated August 8, 1980 signed by thirty-nine (39) neighbors and a map pinpointing where the neighbors lived.

Statement of Facts

The proposed Christian Nursery School is a non-profit organization under the direction of the Board of Christian Education of the Church. The Church ran a nursery school for about fifteen (15) years ending five (5) years ago. The goals of the proposed nursery school are to provide an environment conducive to the optimal spiritual, mental and physical development of the children. Christian tenets will be taught the children at the nursery school. The facility





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Petition of The Wellesley Baptist Church, continued

has the licensed capacity to hold twenty-five three and four year olds. The school hours will be 9:00 AM - 11:45 AM, Monday through Friday, holding one session at the nursery school level. Most of the children attending will be from the Wellesley area. The Church offers approximately twenty-five (25) parking spaces in an off-street parking lot; this lot has separate means for entrance and exit. The proposed facility will use three rooms on the main level of the Church and the Vestry in the basement. An outside play area has been designated and will be fenced in according to the State laws. A change will be made by the nursery school which is not insubstantial.

Next to the Church is Town-owned property known as Kelley Field which is flooded in the Winter time and provides skating for families in the area.

Decision

The Board of Appeals believes that The Wellesley Baptist Church Nursery School is allowed as a matter of right pursuant to the Zoning Bylaw, Section II, A 2 and/or 3, to conduct it's own religious oriented nursery school on it's own property. The nursery school has both a religious and educational purpose which may not be restricted aside from minor exceptions concerning bulk and setback.

Provided the petitioner satisfies the Inspector of Buildings that the dimensional criteria of Section II, A 3 (1-7) are met, the Board sees no reason why any relief or approval from this Board is necessary and believes the petitioner may operate its nursery school forthwith.

William F. Cullinane

William E. Cullinane, Chairman

John A. Donovan, Jr.

John A. Donovan, Jr.

Stephen S. Porter

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