



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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KENDALL P. BATES

ELLEN D. GORDON  
Executive Secretary  
Telephone  
431-1019

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ZBA 91-2  
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 24, 1991 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 WELLESLEY HILLS CHILDREN'S CENTER, requesting renewal of a Special Permit pursuant to the provisions of Section IV, Section II 8 (b) and Section XXV of the Zoning Bylaw to continue to allow a portion of the premises at 309 WASHINGTON STREET (THE UNITARIAN CHURCH), in a General Residence District, to be used as a day care center.

On January 7, 1991, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Cynthia Nemet, Director of the Wellesley Hills Children's Center, who requested renewal of the Special Permit.

No other person present had any comment on the petition.

#### Statement of Facts

The Wellesley Hills Children's Center is requesting renewal of a Special Permit granted on February 3, 1989, to continue to use part of the premises at 309 Washington Street (The Unitarian Church), in a General Residence District, as a day care center. The center would serve 32 children and would have 5 teachers. Hours of operation would be from 7:45 a.m. to 5:45 p.m., Monday through Friday throughout the year. All staff and parent parking is located at the rear of the parking lot of the Unitarian Church.

A letter dated December 22, 1987, signed by Catherine DeVito, Property Chairman of the Unitarian Society of Wellesley Hills, was received in support of the petition.

The Planning Board, on January 22, 1991, voted to offer no objection to the renewal of the Special Permit.

#### Decision

This Authority has made a careful study of the evidence presented. It is the opinion of this Authority that the use of a portion of the premises of the Unitarian Church at 309 Washington Street by the Wellesley Hills Children's Center for a day care center will not disturb or disrupt the customary character of the General Residence neighborhood, is in harmony with the intent and purpose of the Zoning Bylaw, and that the parking lot at the rear of the Church provides sufficient space and safety for staff and parent parking, and for children to be picked up and delivered.

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Therefore, a Special Permit pursuant to Section IV, Section II 8 (b) and Section XXV of the Zoning Bylaw is granted for a day car center servicing 32 children subject to the following conditions:

1. The maximum number of children at any one time shall be no more than 32.
2. The hours of operation shall be from 7:45 a.m. to 5:45 p.m., Monday through Friday throughout the year.
3. The pick-up and delivery of children shall take place in the parking lot at the rear of the Unitarian Church; and there shall be no delivery or pick-up of children on Washington Street.
4. All parking for staff, visitors and parents shall be in said parking lot.
5. All State and local laws shall be complied with as well as the recommendations and requirements of the Fire Department, Board of Health and Inspector of Buildings.
6. The petitioner shall 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. This documentation shall be submitted to Chief Black within 30 days of the date of this decision.
7. 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  
Fire Chief, Stephen Black  
Board of Health  
Inspector of Buildings

edg

  
John A. Donovan, Jr., Chairman

  
Robert R. Cunningham

  
William E. Polletta

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