

TOWN OF WELLESLEY



MASSACHUSETTS

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BOARD OF APPEAL

RICHARD O. ALDRICH  
DANA T. LOWELL  
F. LESTER FRASER

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Wellesley Community Child Care Center, Inc.

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 8:40 p.m. on August 17, 1972, on the petition of the Wellesley Community Child Care Center, Inc., requesting permission to continue to use a portion of the premises owned by the Roman Catholic Archbishop of Boston and located at 9 Ledyard Street, (St. John's Parochial School) as a non-profit day care center, under the provisions of Section XXIV-E of the Zoning By-law.

On July 27, 1972, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Gordon P. Ramsey, attorney, represented the petitioner at the hearing.

Statement of Facts

The school building involved is located within a Single-residence District. With the exception of the rooms involved, the remainder of the building is used as a Parochial School and was built as such for St. John's Church in 1964.

The petitioner seeks permission to continue to operate a day care center within the school for another year, and requests a renewal of the permit granted by this Board a year ago. It was stated that it has been demonstrated that there is a need for a day care center in Wellesley. During the past year approximately 32 children have been in attendance, with 60% from single-parent families. It was further stated that there has been no substantial increase in the traffic resulting from the operation of the center, and it was felt that such use of the property in no way reduced the value of property within the district or otherwise injured the neighborhood.

Decision

It is the opinion of this Board that there is a real need for the continuance of the requested non-conforming use of the property involved. The Board has received no complaints relative to the operation of the center and is not aware of a breach of any of the conditions imposed in its permit granted a year ago.

Accordingly, the requested permission is granted 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 Fire Department.
2. That the portion of the parking lot to be used as a play area shall continue to be enclosed by a fence approved by the Board of Appeal.

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 which-ever shall first occur.

Richard O. Aldrich  
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Dana T. Lowell  
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F. Lester Fraser  
F. Lester Fraser

Filed with Town Clerk \_\_\_\_\_

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