

TOWN OF WELLESLEY



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64-45

BOARD OF APPEAL 1 AM 10:40

GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

KATHARINE E. TOY, CLERK
TELEPHONE
CE 5-1664

Petition of Adelaide Putnam

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 8:00 p.m. on October 28, 1964, on the petition of Adelaide Putnam, requesting permission to continue the Brookgarden Nursery School at 62 Glen Road as provided under Section II 8 (b) of the Zoning By-law.

The petitioner spoke in support of her petition.

A petition signed by six residents favoring the request was submitted.

A petition was also submitted from a group of mothers with children presently attending the school.

Letters favoring the granting of the request were received from the following: Betty Haas, 8 Commonwealth Park, Mrs. Jerome Freeman, Mrs. John Condakes, Mrs. John Murphy and Mrs. Otty R. Norwood, 18 Pond Brook Circle, Weston.

On September 25, 1964, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The property involved is located within a single-residence district.

The petitioner seeks permission which will allow her to continue to use a portion of her dwelling as a Nursery School. In 1946, the Board of Selectmen granted the petitioner a limited and conditional permit to conduct a nursery school for not more than ten pupils, in the dwelling she now occupies. Since that time the number of pupils has increased to an enrollment of approximately thirty. However, no permission was obtained from the Board of Selectmen or more recently from the Board of Appeal to increase the number of pupils. The petitioner desires to continue as she has been with a maximum of thirty pupils in the morning sessions and not more than fourteen on Tuesday and Thursday afternoons according to the demand. On special occasions there may be a Wednesday afternoon Play Group. During the summer there is a Play Group for not more than twenty-five.

Decision

After due investigation it is the opinion of the Board that the continued use of a portion of the dwelling involved as a nursery school, known as "Brookgarden" is not inappropriate for the premises or the area and will provide for a need which exists for neighborhood nursery schools. It is the further opinion of this Board that the proposed school, if conducted properly, will not substantially reduce the value of any property within the

district and will not otherwise be injurious, obnoxious or offensive to the neighborhood.

Accordingly, the requested permission is granted subject to the following conditions:

1. That the school shall be limited to an enrollment of not more than thirty pupils, and may conduct sessions in the mornings and afternoons, Monday through Friday, during the public school schedule.
2. That the Play Group during the summer months shall be limited to an enrollment of not more than twenty-five, with morning sessions and afternoon sessions (if desired.).
3. That any and all recommendations and requirements of the Fire Department, Board of Health, Building Inspector and other Town and State Officials shall be complied with.
4. That this permit shall expire one year from the effective date of this permit or earlier if this Board finds that this permit has been violated or determines in its sole discretion that continued operation of the school will be injurious, obnoxious or offensive to the neighborhood, or undesirable for any other reason.

Garrett S. Hoag

 Garrett S. Hoag

John L. Hayden

 John L. Hayden

Edward T. Kilmain

 Edward T. Kilmain

Filed with Town Clerk 12/1/64

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