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JUN 21 1 16 PM '84

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84-23

Petition of Margaret Adelaide Putnam (Brookgarden Nursery School)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, June 7, 1984 at 8 p.m. on the petition of MARGARET ADELAIDE PUTNAM requesting a Special Permit under Section II 8 (b) and Section XXV of the Zoning Bylaw which will allow the premises at 62 GLEN ROAD to continue to be used as a nursery school known as BROOKGARDEN NURSERY SCHOOL, said premises being located in a Single Residence District.

On May 18, 1984, the petitioner requested a hearing before this Authority, and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Mary Bens, Assistant Director of Brookgarden Nursery School, who stated that Ms. Putnam, who is 82, could not attend the hearing because of lameness. Ms. Bens has been employed as a teacher at Brookgarden since 1957 and has been Assistant Director for 3 years. She stated that a renewal of the Special Permit is requested for one final year, that Ms. Putnam is planning to enter a retirement home sometime during the next year. There will be no changes in the operation. Twenty-five children will be in attendance three days per week. All cars will be parked on the property.

John Keefe, 54 Kirkland Circle, a parent of a child at Brookgarden, presented letters of support from several parents and a letter from Adelaide Putnam explaining her request for renewal of the Special Permit for one more year. Others speaking in support of the petition were Mary and Tom Hennesey, 17 Oakland St., Malcolm W. Wain, 198 Lowell, Joan Beck, a teacher at Brookgarden, Bonnie Wright, 3 Indian Springs Way, Sherry Washburn, 9 Elm St., Andrea Levinson, 93 Woodlawn Ave.

Opposed to the petition were Steven and Stephanie Wasser, 70 Glen Road, Susanne and Hywel Madoc-Jones, 65 Glen Road, Leo J. Neuringer, 61 Glen Road. Ms. Wasser, who resides next door to Brookgarden but across Brookway, a private street, submitted a petition signed by neighbors opposed to the Special Permit. Concern centered around traffic generated by the school operation, inadequate parking facilities, noise, and statements by Ms. Putnam that she would be entering a nursing home in September, 1984. Ms. Wasser showed a brief film which she said was taken one morning in the fall, showing children being delivered to school. She requested that, if a Special Permit were granted, a condition be that the Wassers would be able to get out of their driveway and that it not be blocked by cars associated with the nursery school.

All letters and petitions in favor of and in opposition to the request are on file at the office of the Board of Appeals.

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Statement of Facts

The property in question is located at 62 Glen Road, at the corner of Brookway, a private way, said property containing 51,100 square feet of land, in a Single Residence District. The owner of the property is Margaret Adelaide Putnam, Trustee.

Margaret Adelaide Putnam is the Director of Brookgarden Nursery School, a for profit corporation which has been in operation since 1946 through a permit obtained from the Board of Selectmen. In 1964 the petitioner requested and was granted permission from the Board of Appeals to continue to operate Brookgarden under Section II 8 (b) of the Zoning Bylaw. Renewals have periodically been requested and granted by the Board of Appeals to Ms. Putnam to allow the continued operation of Brookgarden Nursery School. Ms. Putnam now seeks permission to continue to operate the nursery school for the 1984-1985 school year, which she states will be the final year under her direction. There would be no changes from the previous year. Twenty-five children would be enrolled per session, and the school would be in operation three days per week.

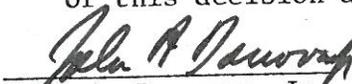
The Planning Board, at its regular meeting of May 29, 1984, voted to offer no comment on the petition.

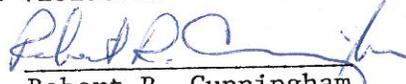
Decision

This Authority has made a careful study of the evidence submitted. The petitioner, Margaret Adelaide Putnam, has operated Brookgarden Nursery School since 1946 under a series of Special Permits and requests renewal of the Special Permit for one year.

It is the opinion of this Authority that the operation of the Brookgarden Nursery School can be allow under Section II 8 (b) of the Zoning Bylaw. Therefore, a Special Permit is granted to Margaret Adelaide Putnam for the operation of Brookgarden Nursery School at 62 Glen Road, subject to the following conditions:

1. That 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
2. That no more than 25 children shall be enrolled per session.
3. That the pick-up and delivery of children shall be on the property of the Brookgarden Nursery School and under the supervision of qualified personnel.
4. That sufficient off-street parking shall be provided so that no vehicle will be required to park on any street.
5. That there shall be no disturbance or disruption of the residential neighborhood caused by the nursery school.
6. That this Special Permit shall expire on June 30, 1985 or sooner if the conditions of this decision are violated.

  
John A. Donovan, Jr.

  
Robert R. Cunningham

  
Stephen S. Porter, Chairman