

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

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 8:05 p.m. on February 11, 1971, 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) and Section XXIV-E of the Zoning By-law.

On November 22, 1970, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing.

A letter favoring the request was received from Ellen and Albert Feingold, 55 Glen Road.

No objections were made to the granting of the request.

Statement of Facts

The property involved is located within a Single-residence District.

The petitioner seeks permission to continue the present non-conforming use of the above-mentioned property and requested that this permit be renewed for another year; her circumstances have not changed during the past year and she still has a real need for income received from conducting the nursery school in her home.

The facts are set forth in the Board's earlier decision on a similar petition of the petitioner with respect to the property. See "Petition of Adelaide Putnam" filed with Town Clerk December 1, 1964.

Decision

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 continuation of the 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 twenty-four pupils, and may con-

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1. (Cont) duct 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 the 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.

Philip H. R. Cahill
 Philip H. R. Cahill
Dana T. Lowell
 Dana T. Lowell
F. Lester Fraser
 F. Lester Fraser

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