75-3

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

THEODORE C. MERLO
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
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 8:10 p.m. on January 23, 1975, 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 January 8, 1975, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Mrs. Charles Goglia, teacher at the school, represented the petitioner at the meeting.

Statement of Facts

The property involved is located within a Single-residence District, a district in which the requested use of the property is not allowed unless a special permit is granted by this Board.

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-five pupils at any one session, providing approval is obtained from the Department of Public Safety for that number, and may conduct sessions in the mornings and afternoons

1. Cont., 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, each session, 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 the petitioner ceases to operate said school, or 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.

Henry H. Thayer

Henry H. Thayer

F. Lester Fraser

F. Lester Fraser

William O. Hewett

William O. Hewett

Filed with Town Clerk _____

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