



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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83-39

Petition of Margaret Adelaide Putnam

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, August 11, 1983, on the petition of MARGARET ADELAIDE PUTNAM, requesting a Special Permit to continue to operate the BROOKGARDEN NURSERY SHCOOL at 62 GLEN ROAD, in a Single Residence District. The request is made pursuant to Section XXV and Section II of the Zoning Bylaw.

On July 22, 1983, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Mary Benz, Assistant Director of Brookgarden Nursery School, who stated that the nursery school for three and four year olds would be continued as in previous years with no changes.

Arthur LaConte, Inspector of Buildings, stated that Brookgarden Nursery School had not returned the application for Public Safety certification to his department. Mary Benz stated that she would look into the matter.

Other than the above mentioned, no one was present favoring or opposing the request.

A letter was received from Steven and Stephanie Wasser, 70 Glen Road, expressing concerns about off-street parking, disturbance to the residential neighborhood, and requesting that a specific condition be a part of the Special Permit.

Statement of Facts

The premises, known as Brookgarden Nursery School, are located at 62 Glen Road, containing 15,300 square feet of land, in a Single Residence District. The owner of the property is the Florence M. Putnam Trust, Margaret Adelaide Putnam, Trustee.

The petitioner seeks permission to continue to operate the nursery school and requests renewal of the Special Permit. The school is a for profit corporation, having been in operation since 1946. It is currently operating three days per week, serving twenty-five children.

The Planning Board, in a letter dated 7/28/83, stated that it had voted to offer no comment on the petition.

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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.

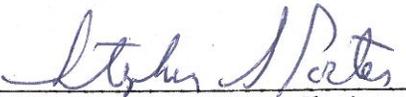
It is the opinion of this Authority that the operation of the Brookgarden Nursery School can be allowed under Section II 8 (b) of the Zoning Bylaw.

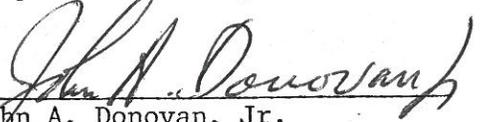
Therefore, a Special Permit is granted to Margaret Adelaide Putnam for the operation of Brookgarden Nursery School at 62 Glen Road, subject to the following conditions:

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 direct supervision of qualified personnel of the petitioner.
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 September 1, 1984 or sooner if the conditions of this decision are violated.

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