



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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84-45

Petition of Margaret Adelaide Putnam  
62 Glen Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, October 4, 1984 at 8 p.m. on the petition of MARGARET ADELAIDE PUTNAM requesting a Special Permit which will allow the premises located at 62 GLEN ROAD to be used as a residence for two families, said premises located in a Single Residence District. Said request is pursuant to Section II 8 (a) and Section XXV of the Zoning Bylaw.

The petition was originally scheduled and advertised for the Public Hearing of September 6, 1984, but was deemed to be misadvertised, so was rescheduled for the next hearing and readvertised.

On July 25, 1984, the petitioner filed a request for 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 Frederic L. Putnam, Jr., nephew of Adelaide Putnam. He stated that Ms. Putnam will be moving to a nursing home as soon as a private room becomes available. A caretaker couple will be living with her to care for her, the house and the nursery school. If Ms. Putnam leaves the premises prior to the closing of the nursery school in June, 1985, the caretaker couple will stay on to manage the property. Mr. Putnam stated that this is the last year of the operation of the nursery school, but it is conceivable that Ms. Putnam could still be residing there after next June. Mr. Putnam stated that those presently residing in the house are: Adelaide Putnam and the caretaker couple, who recently moved in with Ms. Putnam, in one dwelling unit; a young couple (he is a student) and baby in the apartment; a student boarder. The caretaker couple are not tenants, pay no rent. Mr. Putnam stated that the criteria for the present set-up is not financial but is to help in the care of Ms. Putnam and the property. In answer to the question, Mr. Putnam stated that denial of the Special Permit would cause the young couple and baby to leave and would be a burden on them.

Present and opposed to the petition were: Albin R. Vaskas, 1 Riverdale Road, Stephanie and Steven Wasser, 70 Glen Road, Suzanne and Hywel Madoc-Jones, 65 Glen Road, Leo Neuringer, 61 Glen Road, Christine Lyon, 1 Springdale Avenue, Ann and John Rogers, 13 Pine Ridge Road. Opposition centered on concern about retaining the single family character of the neighborhood, objection to the illegal operation as a two-family dwelling for 30 years without a Special Permit, concern about the use of the property in the future, disruption to the neighborhood caused by the tenants.

Present and in favor of the petition: Margot Hampe, 28 Eaton Court, Ted Hampe, 18 Maugus Avenue.

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Statement of Facts

The property in question is located at 62 Glen Road, at the corner of Brookway, a private Road, in a Single Residence District, containing 51,100 square feet of land. Margaret Adelaide Putnam has resided there all of her life (82 years). The house contains 14 rooms, three of which serve as an apartment, and has been used as a two-family dwelling for many years. Permits were issued from the Board of Selectmen to Florence M. Putnam from 1943 to 1948 for two-family use and from 1948 to 1953 by the Board of Appeals. In February, 1954, the Board of Appeals permit for two-family use expired and has not been renewed since.

A complaint was filed on June 11, 1984 with the Zoning Enforcement Office, Arthur LaConte, by Suzanne Madoc-Jones, citing illegal use of the dwelling at 62 Glen Road under Section II of the Zoning Bylaw. On June 12, 1984, Mr. LaConte issued a cease and desist order to Ms. Putnam with regards to the use of the dwelling as a two-family dwelling. Ms. Putnam subsequently filed an application for a Special Permit before this Board.

The application indicates that the house contain 14 rooms, three of which serve as an apartment. Ms. Putnam resides on the first and second floor and a caretaker couple have recently moved in with her. Two other bedrooms have been occupied from time to time by tenants. A room plan was submitted as part of the application.

Ms. Putnam has operated a nursery school, Brookgarden Nursery School, at 62 Glen Road since 1946 through permits from the Board of Selectmen and Special Permits from the Board of Appeals. The school is scheduled to close in June, 1985 and the present Special Permit expires on June 30, 1985.

The Planning Board voted on September 25, 1984 to offer no objection to the Special Permit.

Letters opposed to the petition were received from Diane C. Savage, 31 Glen Road, Louis A. & Karen L. Guidry, 55 Glen Road, Katharine N. Parker, 6 Springdale Avenue.

Decision

This Authority has made a careful study of the evidence presented. The dwelling located at 62 Glen Road is a pre-existing 14 room structure on a 51,100 square foot lot, and has reportedly been used for two families since 1943, in addition to the use as a nursery school since 1946. The last permit issued by the Board of Appeals expired in 1954 and was never renewed. The petitioner has been in violation of the Zoning Bylaws since 1955 during the times the apartment was rented.

The intent of the petitioner is to move to a nursing home in the near future. She is temporarily requesting a Special Permit to allow two-family use until June, 1985.

This Board is of the opinion that, in deference to the fact that the petitioner,

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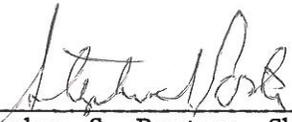
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62 Glen Rd.

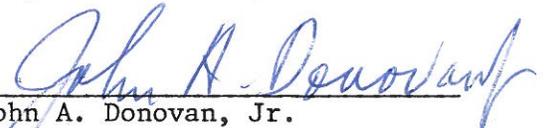
Adelaide Putnam, is 82 years of age, has resided in the 14 room home for virtually all of her life, has had an apartment in the house since 1943, and that the present request is temporary in nature, the use of 62 Glen Road as a two-family residence can be allowed until June 30, 1985.

Therefore, a Special Permit is hereby granted under Section II 8 (a) and Section Section XXV for the use as a two-family residence at 62 Glen Road with the following conditions:

1. That this Special Permit shall expire on June 30, 1985.
2. That hard-wired smoke detectors be installed as would be required under the Mass. State Building Code (Sec.1216.3.22) for new construction of the same use, per recommendation of the Fire Chief.

APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

  
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Stephen S. Porter, Chairman

  
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John A. Donovan, Jr.

  
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