

Green Hedges School Active Conditional Use Permit

Currently Active Approved Uses and Conditions – January 21, 2026

On January 21, 2026, Department of Planning and Zoning staff prepared a list of the conditional use permit (CUP) approved uses and conditions that are currently active and in force, as approved by the Board of Zoning Appeals (BZA) at the Green Hedges School campus. Staff compiled this list through reviewing all use permits and CUPs issued from 1964 through 2017, then eliminating from the list permits or elements that 1) have expired because of not having been built (e.g.: the underground athletic facility approved in the March 2007 CUP); and/or 2) have been superseded by newer CUP amendments or revisions to site plans. The Director of Planning and Zoning and the Zoning Administrator affirm that, to their knowledge, the list below is an accurate description of the current status.

- June 17, 1981: Approved use of 427 Windover Avenue as additional classroom space per the following conditions:
 - Use is limited to classrooms and instructional material storage.
- May 27, 1985: Approved a maximum enrollment of 190 students (reaffirmed in 1997 and 2007) and adding a multipurpose room to the rear of 415 Windover Avenue.
- September 21, 2000: Amended CUP to allow a playing field to be developed; use is limited to school's operational hours of Monday-Friday 8 AM-6 PM
 - School operational hours amended to Monday-Friday 7 AM-6 PM in 2007.
- March 21, 2007: Approved CUP for a new consolidation plat including 227 Nutley Street, with the following conditions:
 - Normal school activities hours: Monday-Friday 7 AM-6 PM.
 - Extracurricular hours, special school events, and similar infrequent or intermittent activities: Monday-Friday until 9 PM, Saturday 9 AM-5 PM, and Sunday 10 AM-2 PM.
 - One-time events outside of these hours may be allowed with notification to abutting neighbors.
 - Board of Trustees may continue meeting on Sunday evenings.
 - Rental of school facilities shall be limited to Monday-Friday 3 PM - 9 PM, Saturday 9 AM - 5 PM, and Sunday 9:30 AM - 2 PM.
 - School shall continue to mitigate any negative impact on surrounding neighborhoods from traffic and parking for all events and activities, including private groups or individuals renting the School's facilities. The school shall provide and enforce off-street parking for all such activities.
 - School will provide priority scheduling for use of facilities to neighborhood youth teams, clubs, and organizations at a reduced rate.
 - Rental policies and one-time events will be reviewed annually or on an as-needed basis with abutting neighbors and the Town's Director of Planning and Zoning.
 - Maximum lot coverage is 31.11%

- March 15, 2017:
 - BZA voted 5-0 to approve request for an expansion of the CUP to construct an educational garden at 202 Lewis Street, increase staff from 37 FTEs to 42 FTEs, and add two additional parking spaces at 415 Windover Avenue and 202 Lewis Street with the condition that the total number of parking spaces at 415 Windover Avenue and 202 Lewis Street shall not exceed 56.