

**DRAFT**  
**PROPOSED DEVELOPMENT CONDITIONS**  
**GREEN HEDGES SCHOOL**  
**Tax Map #38-3 ((21)) 8A and 38-3 ((11)) 7**

**November 3, 2025**

Conditions approved March 21, 2007:

1. Enrollment shall be limited to ~~190-225~~ students ~~(no change)~~. Enrollment will not exceed 190 students until such time as an Occupancy Permit is issued for the New Academic Building. Subsequent to the issuance of an Occupancy Permit for the New Academic Building, no more than 10 additional students beyond 190 students may be added per school year, up to a maximum of 225 students.
2. A maximum of ~~3750~~ full-time equivalent employees shall be permitted. The number of full-time employees will not exceed 42 full-time employees until such time as an Occupancy Permit is issued for the New Academic Building. Subsequent to the issuance of an Occupancy Permit for the New Academic Building, no more than two (2) additional full-time employees beyond 42 full-time employees may be added per school year, up to a maximum of 50 full-time employees.
3. The hours of school activities shall be as follows:
  - Normal School Activities (including daily physical education classes and after school classes): from 7:00 AM to 6:00 PM Monday through Friday – including extended day, which ends at 6:00 PM.
  - Extracurricular Activities, special school events, and similar infrequent or intermittent activities: the hours of use may be extended to 9:00 PM during the week, and between 9:00 AM to 5:00 PM on Saturdays, and 10:00 AM to 2:00 PM on Sundays. With prior notification to abutting neighbors, one-time events, outside of these hours, may be allowed. The Board of Trustees meetings shall be permitted to continue on Sunday evenings.
  - The rental of the School's facilities; ~~including the underground athletic facility, when completed,~~ shall be limited to 3:00 PM to 9:00 PM Monday through Friday; from 9:00 AM to 5:00 PM on Saturday, and from 9:30 AM to 2:00 PM on Sundays.
4. The School shall continue to mitigate any negative impact on the 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.

5. The School will provide priority scheduling for use of facilities to neighborhood youth teams, clubs and organizations. The School will also charge a reduced rate to these neighborhood groups.
6. 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 & Zoning.
- ~~7. The maximum occupancy of the underground athletic facility shall be 375 individuals, or the maximum limit as set by the Fire Marshal.~~
7. Construction of improvements may be phased; the first phase of construction shall begin within ~~18~~24 months of the approval of this conditional use permit amendment.
8. Upon the issuance of the first new Certificate of Occupancy for the School subsequent to approval of this Conditional Use Permit, the School shall be required to receive approval of a site plan for a subsequent phase of development within 24 months.
- ~~9. Contracts for extracurricular activities or other use of the School's facilities may remain in effect until the end of the 2006-2007 school year.~~
9. Green Hedges School will use their best efforts to preserve the existing trees on neighboring properties.
10. The School will include arrival and dismissal procedures in the Parent and Guardian Handbook which is distributed annually.

~~Additional conditions approved March 29, 2017:~~

- ~~1. The two parking spaces located at 202 Lewis St. NW shall be used by maintenance, custodial and administrative personnel of Green Hedges School and not be available for public or visitor parking. Signs notifying individuals of this limitation will be posted.~~
- ~~2. The two parking spaces located at 202 Lewis St. NW shall be screened with landscaping consistent with that shown on Sheets 10 and 11 of the Site Development Plan.~~
- ~~3. The total number of parking spaces at 415 Windover Ave. NW and 202 Lewis St. NW shall not exceed 56.~~