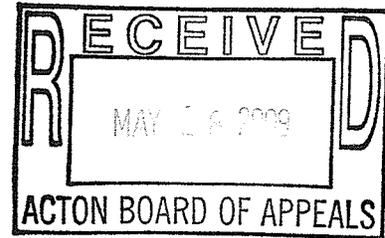


Acton Town Hall
472 Main Street
Acton, MA 01720
May 2009



Dear Zoning Board of Appeals:

I am writing this letter on behalf of all of the teachers of Learn and Play Preschool. We are asking that you consider our request to merge our two locations into one, at 245 Main Street. Since there are already two existing classrooms in the basement of 245 Main St that have yet to be used, we feel that this is a very reasonable request, as we are not looking to expand our program in size, or increase the number of children enrolled. We are simply looking to combine two established programs into one building. If this request is granted, Learn and Play will still remain one of the smallest preschools in Acton with the least number of square footage of classroom space.

The 245 Main Street location opened in September of 2004, with just three teachers, two small classes, and part-time hours of 8:30-12:30, Monday through Thursday. Just one year later, the toddler location at 481 Main Street opened, in order to offer full-time care and serve a wider age-range of children in Acton and the surrounding communities. As one of those original teachers, I have seen Learn and Play grow and flourish into two amazing, well-established, child-centered programs, with educated, dedicated and committed teachers, who view Learn and Play as more than just a job. Our staff is very close-knit, and many of our teachers, like myself, have been with us from the very beginning, which is remarkable, as the rate of turnover in childcare professionals is generally high. Parents choose Learn and Play Preschool for its "homey" feel, cozy atmosphere, and great balance of free-play and exploration and creative, structured activities. They also appreciate the comfortable, informal nature of our program and open communication between parents and staff. Children are able to begin at our program as toddlers, and continue for several years until they begin kindergarten, which provides them with a familiar, predictable environment in which they can grow and develop at their own pace in those crucial early childhood years.

Combining our two schools into one would be beneficial in many ways to the entire Learn and Play community, including parents, children, and teachers. We have many parents who have children in both locations, and the convenience of having only one drop-off and pick-up location would alleviate unnecessary stress and provide a smoother transition for these families, not to mention improve traffic and cut down on commuting times back and forth to both schools, on the ever-congested Route 27. It is also nice for siblings to be at the same school from the children's point of view, as the comforting, familiar face of a big brother or sister can help ease the transitions for a younger sibling. Combining into one location would cut costs tremendously for our director, Stacey Regan, literally cutting her expenses in half and making it easier to continue running her business in a market and economy that is already so challenging. This would likely result in even more enrichment activities, field trips, and other experiences that would benefit the children of Learn and Play. Being in one school would allow all of the educational materials, teacher resources, playground equipment, and supplies to be shared among the four classrooms, instead of needing to purchase duplicate items for both schools. All nine of our teachers would

be able to collaborate and plan curriculum, share ideas, and further foster the "family" of staff that we have worked so hard to cultivate and preserve over the past nearly five years.

We truly appreciate your consideration in this matter, and hope for your support!

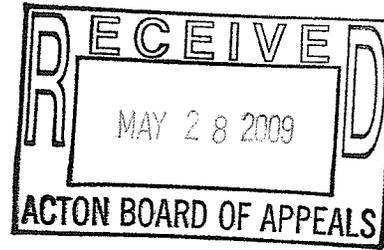
Sincerely,

Kim Wilson and The Teachers of Learn and Play Preschool

Kim Wilson
Lisa M. Gurney
Monique Ogden
Darcie Foss
Elaine Carpenter
Tina Vanaria
Rochelle Garret
Christine Partridge
Lori Marzullo

Kim Wilson, Lead Preschool Teacher
Lisa Gurney, Asst. Director/lead
Monique Ogden, ^{toddler} teacher
Darcie Foss, Lead Preschool Teacher
Elaine Carpenter, Lead Preschool Teacher
Tina Vanaria, teacher
Rochelle Garret, Director, Pre-K teacher
Christine Partridge, Teacher
Lori Marzullo, Teacher

Board of Appeals
Acton Town Hall
472 Main Street
Acton, MA 01720
May 2009



Dear Members of the Zoning Board of Appeals,

We are writing in support of Stacey Regan's request to open day care space in the basement of 245 Main St., Learn & Play Preschool.

Stacey's program has been enormously important to our families. Learn & Play provides us with a safe, friendly environment where our kids can learn the social and pre-academic skills they need to be successful in kindergarten. It provides an amazing balance of free play and structured time that works well for almost any child. Stacey's teachers have extremely low turnover and are extremely dedicated to their jobs and the children they work with. Stacey exhibits above-average flexibility in scheduling, making it possible for families with all kinds of schedules to take advantage of her program. For many of us, that makes the difference between (often) Moms who are forced to stay home and those who can balance home and work life in a way that sets the best possible example for our girls and boys.

Some of us, during the time we have had children enrolled in Stacey's program, have had more than one child attend school at once. It is easier by leaps and bounds to have a single point of drop-off. Moving the younger kids from 481 Main to 245 Main St. would make many parental lives easier, reducing time spent on drop off and pickup by half or more (if you have to do one drop-off with the other kid in the car, it's particularly bad, since that kid always wants to come in and then doesn't want to leave). It would also reduce traffic between 245 and 481, a major area of bottleneck, since parents coming from South and West Acton would no longer have to spend any time on 27 north of route 111, and those coming from North Acton could choose an alternate route that avoids that stretch of road.

Stacey has already taken measures to reduce any additional strain on parking at 245 by staggering drop off and pick up times and making the decision to repave her lot and paint in new lines. But we also want to point out that one point of drop-off will also *diminish* the amount of time spent by parents inside the building, since a majority of the time spent inside the building (and thus in the parking lot) is spent trying to convince the child who ISN'T being dropped off to leave the building amiably.

We also believe that because of Stacey's flexibility and nimbleness in adapting to changes in her program over the year, that she will do everything necessary to limit the impact of the change on parents and the town of Acton.

We know that for Learn & Play, reducing overhead costs (such as rent) by combining the two programs into one building, will only make the program stronger for our children and the generation to come.

Please grant Stacey's request to open classroom space in 245 Main St. and help her keep providing her amazing program to the children of this and neighboring towns.

Sincerely,

The Families of Learn and Play Preschool

Name:

Signature:

Kate Banes

Kate Banes

Jennifer Edwardson

Jennifer Edwardson

Sarah Clark

Sarah Clark

Christine Mehigan

Christine Mehigan

Mimi Kirkman

M. Kirkman

Kelly Parent

Kelly Parent

Kim McOsker

Kim McOsker

Maggie Robidoux

Maggie Robidoux

Name:

Signature:

Cyndey Cotter

Cyndey R Cote

Candice Kilfoyle

Candice Kyrie

Carlyn Brady

Carlyn Brady

ALEX KERIN

Alex Kerin

TRACEY SMITH

Tracey H Smith

Kelly Parent

Kelly Parent

Beth Archer

Beth Archer

Susan Sweeney

Susan Sweeney

John R. Smith

John R Smith

A.R. Barber

A.R. Barber

Ann Stachovicz

Ann Stachovicz

Name:



Rochelle Garrett

Brian Gilligan

Heidi Dalakis

Monique Naraghi

Signature:

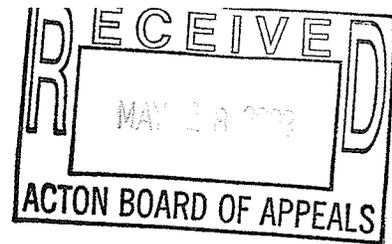
Paige O'Brien

Rochelle Garrett

BRIAN GILLIGAN

HEIDI DALAKIS

Monique Naraghi



Dear Members of the Zoning Board of Appeals,

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Sincerely,

The Families of Learn and Play Preschool

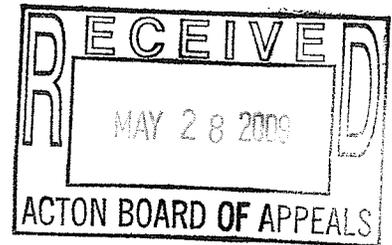
A handwritten signature in cursive script that reads "Jon Pierce".

Achmad Moeljadi Chadran & Paige O'Brien

206 Stow Road
Harvard MA 01451
978 456 7980

May 27, 2009

Zoning Board of Appeals
Town of Acton
472 Main Street
Acton MA 01720



Dear Members of the Board,

As parents of two children who have attended Learn and Play, we would like to advocate for early childhood education in Acton, and ask that you allow the school to merge its operations into a single facility located at 245 Main Street. Both of our children thoroughly enjoyed their preschool experiences at Learn and Play, and we as parents feel that these experiences have prepared them well for life in elementary school and beyond. To this end, Stacy Regan has done a heroic job of founding and building up the school over the past seven years, growing her enrollment but never losing sight of the educational foundation and passion for learning Learn and Play instills in its pupils.

We understand that you, the ZBA, will simultaneously consider similar applications from two educational entities, Learn and Play and the much larger, less localized Next Generations Children's Center. We hope that you will resist the tendency to craft a decision that aggregates these two sets of issues into a single omnibus policy. The two institutions differ vastly. Learn and Play is a highly localized venture founded by a resident of Acton, and dedicated to high-quality education and individualized instruction and nurturing. Next Generation, by contrast, is a network of 10 schools across the Greater Boston area (if approved, the Acton center would be number 11), with ambitions to continue to expand, thereby building efficiencies and economies enjoyed only through scaled operations. As parents who seek localized, individualized nurturing of our children's unique interests and gifts, we would never consider enrolling our children into a Next Generations.

In closing, we would like to add one more consideration in favor of granting Learn and Play's appeal and denying that of Next Generations, this one economic. By accepting the application of Learn and Play, an Acton-based business, you will create an economic multiplier, retaining more of the tuition revenues within the Town of Acton. Accommodating the expansion ambitions of Next Generations, on the other hand, may create a net outflow of revenue from Acton, and may well cripple Learn and Play, which might prove unable to compete against the much larger institution.

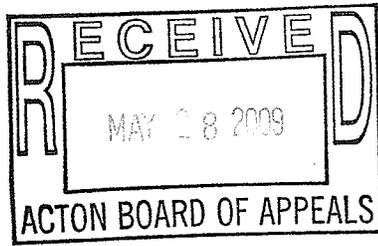
Thank you for your attention to this concern.

Sincerely,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

Achmad Moeljadi Chadran and Paige O'Brien

cc: Stacy Regan ✓



May 26, 2009

Acton Zoning Board of Appeals,

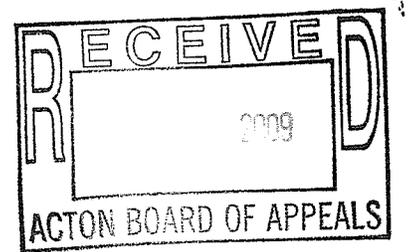
This letter is in support of Learn and Play Preschool, and their application to combine their School into one facility at 245 Main Street in Acton. I have been a parent at Learn and Play for seven years. I have personally seen this school grow from Stacey Regan's home, to two locations here in Acton. This school has a wonderful program for children, and dedicated and talented teachers. I have had three children attend Learn and Play and it has been a wonderful educational experience for my children. My children attended both schools and I would have loved the convenience of dropping them off at one school location. I do hope you approve Stacey Regan's appeal to combine Learn and Play Preschool to one location at 245 Main Street in Acton.

Thank you for your time in reading my letter in support of this request.

Sincerely,

Casey Eaton
8 Settlement Way
Acton, Mass 01720

978-263-6443



Dear Members of the Zoning Board of Appeals,

I am writing to ask that you grant Stacey Regan's request to open day care space in the basement of 245 Main St., Learn & Play Preschool, combining her two existing schools into one space.

Stacey's program has been enormously important to my family, especially to our two children, Audrey, age 6 (McT full-day K) and Caleb, age 3. Before Audrey started school at Learn & Play, she was a very shy kid. Her time at Learn & Play built her confidence and made her able to handle any situation that has come up—including the rigors of full-day kindergarten at McCarthy-Towne. Learn & Play has been a safe, friendly place for our kids. I love the way Stacey has balanced free, unstructured time with projects and other structured activities—including movement classes—to help build the kids' confidence, no matter what their strengths.

I've been tremendously impressed by how little turnover there has been in Stacey's teaching staff during the time we've been at Learn & Play. Caleb's teachers last year were both teaching when Audrey was there, and in fact, one of them taught Audrey—which made Caleb's adjustment easier.

I also think Stacey is amazing in how much flexibility she offers in her scheduling. I have been able to work part-time as a freelance writer and send Caleb to preschool. My time without him is just long enough to get work done, and yet I still feel that I am able to spend MOST of my time with him and be a real "stay-at-home" mom. I love that my daughter can see this and know that someday she will be able to nurture both children and a career.

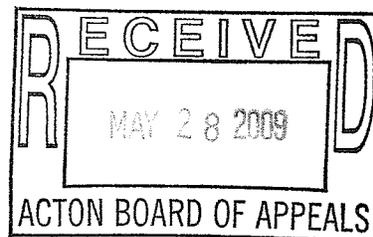
When both my kids were attending Learn & Play, I had to drop Caleb at 481 Main and Audrey at 245 Main. That is literally the only time that I have been aggravated by any aspect of Stacey's setup. It was such a pain to get Audrey inside 245, convince Caleb to leave 245 without protest, get him buckled back into the seat, and then drive that nightmarish stretch of 27 between 111 and the library to get him to school. I was often stressed out, and I confess that my driving, under those circumstances, may not have always been exemplary. Having one school for both kids would reduce parental stress, improve traffic flow, and make life easier for Stacey, her teachers, and all the kids and parents who love her schools. It will also free up budget that Stacey can pour back into education and care for children.

Please grant Stacey's request to open classroom space in 245 Main St. and help her keep providing her amazing program to the children of this and neighboring towns.

Best,

Sarah Auerbach (and Laird, Audrey, and Caleb Nelson)
Acton Residents

To the Zoning Board of Acton
For Stacey Regan and Learn & Play Preschool



Learn & Play Preschool has been a part of our lives for the past four years, and my children and my husband and I love it. It's a homey, fun, bright, colorful place with stability and structure, and all the things you would want for your child's first foray into socialization and learning. One of the most important and notable characteristics of our experience is that there is a consistency with the teachers that you don't always see with larger daycare/preschool facilities. For instance, this year my son has one of the same teachers my daughter had four years ago, and next year he'll have another one of her teachers. And these teachers that I mention were there long before we started- I think that's telling. This kind of consistency strengthens the bond between my children, as they have a shared experience completely separate from my husband and me.

I think if there were one thing that could be done to improve the school, it would be to have the two schools - the toddler/young preschooler space and the pre-Kindergarten space - combined into the same physical structure. Aside from the obvious 'green' reasons - heating and maintaining one building, reducing traffic/trips, etc., it, clearly, would be more convenient - for parents who have children in both schools (especially those who have a school-aged child at home), to have just one destination for dropping their children off or picking them up, and for the teachers, who have to move from one facility to the other at mid-day, when many of the half-day children have gone home. It would also allow the teachers more flexibility in filling in for each other, while maintaining the required adult/child ratios, if someone is sick or late.

It is good for the children to have the other age groups nearby. They learn from each other, and it makes the move from year to year easier if the young preschooler has already seen the teacher and the play space to which they will transition the following year. And when a young child has an older sibling in the school, it makes being left 'alone', i.e., away from Mom, a little more agreeable when that older sibling is in the same building.

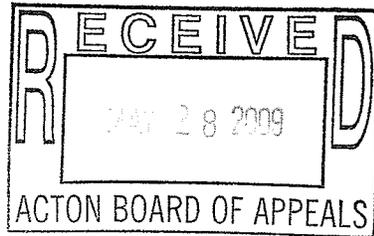
I hope you will strongly consider granting L&P the necessary approvals to combine its facilities into one building at 245 Main Street.

Thank you,

Karen McGinty

May 27, 2009

Board of Appeals
Acton Town Hall
427 Main Street
Acton, MA 01720

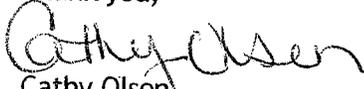


Dear Board of Appeals,

The Learn and Play Toddler/Preschool Program came highly recommended to me from quite a few families, either they knew children that went through the program or had children in the program themselves. I feel that a word of mouth recommendation is really the highest reference to have. My husband and I were nervous about sending our 18 month off to school but knew she would enjoy and grow by being with children her own age. I went to the school and met the teachers. They were amazing. They went through the program and the curriculum addressed all areas of child development, which is very important to me. It was also very important to me to have the consistency of a continuous program for toddler through preschool. My toddler has been in the program now for almost 2 years and it is wonderful to see how much she has grown. She loves school and I am grateful to the teachers for being so comforting and caring. I am excited for her to continue into the Learn and Play preschool program and hopefully enroll my next child. It would help if both children were in the same building; being able to help the transition for my second child by having the first one in the same building, and of course it is always important to lessen drive time.

We are very lucky to have our child involved in such a fantastic program with small classrooms where our children can get the benefit of feeling special, not mixed up in the crowd. We chose to live in this area because we like the small town feeling and our very glad that Learn and Play Preschool is here.

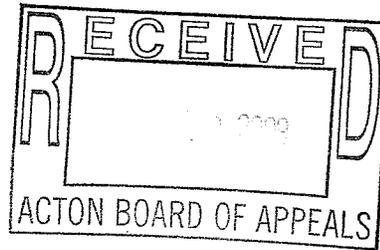
Thank you,


Cathy Olson
Littleton, MA

To: Acton Zoning Board of Appeals

May 26, 2009

Re: Learn and Play Preschool



To Whom It May Concern,

My family moved to Acton earlier this year from another Massachusetts town. With our son approaching preschool age, we performed an extensive search for a daycare/preschool for him. I was home with our son, David, for his first two years. When it was time for me to return to work, we initially tried a larger center for his care and after a few months, we withdrew him because we determined the large (chain) center setting was far too overwhelming for a child who had previously only been cared for by his mother. Before we moved, we found a great small center very similar to Learn and Play Preschool. Learn and Play Preschool was by far the best option for him in all of the towns where we research child care centers. The environment was perfect for his transition from his other small daycare center.

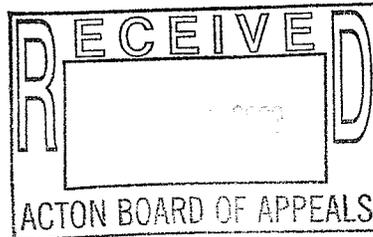
One of the important criteria in our selection aside from the learning environment was location. Though the current Acton Center location (481 Main Street) that we use is not far, we had anticipated a move to the center at 245 Main Street. We live on Prospect Street, which is parallel to the 245 Main Street location. Driving to the north location requires us to drive past the 245 Main Street location, through the busy route 27/111 intersection, past route 2 in order to get him to the daycare and then double-back through the traffic to head to work after drop-off or back home after pick-up.

As David gets older, it will be nice for him to remain in the same location. It will be much more convenient for us to drop off/pick-up at the proposed merged site at 245 Main Street. We would love for the schools to merge into 245 Main Street.

Monique Lutz
Acton Resident

A handwritten signature in cursive script, appearing to read "Monique Lutz".

May 25, 2009



To Whom It May Concern:

We are writing this letter to convey our gratitude to and full support of Learn and Play Preschool and Stacey Regan. Our twin boys, Max and Miles, started at Learn and Play about a year ago. Up until that point we had an in-home nanny, however our boys had reached an age which we felt they needed more stimulation, interaction, and socialization. We spent a lot of time researching, talking to, and visiting other local daycares. Learn and Play, hands down, was our top choice for our boys and we've been very pleased with our decision ever since.

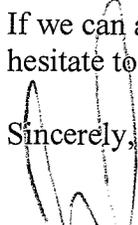
One of the things we like best about Learn and Play is that it is an established daycare with a personal, smaller daycare feel. It started out as an in-home daycare years ago and that intimate feeling still permeates the school today, which is a fabulous thing. It provides the benefits of a larger school, with a very homey and comfortable feel to it.

We looked at a number of the larger daycare facilities in the area and each one had a much different approach and feel to it. They all felt too much like a daycare center, with little personalization and much more of a standardized approach. We quickly decided after seeing many of them that it was absolutely not what we were looking for. We wanted something much more intimate, but with an excellent curriculum, a nurturing environment, and caring and knowledgeable teachers. Learn and Play is this perfect place!

Our boys are at an age at which they are very vocal about what they like and don't like. They are always excited to go to school and they talk frequently about the teachers and many of the kids at school. We can tell how happy they are at Learn and Play, and that means the absolute world to us!

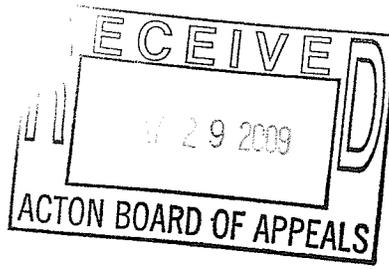
If we can answer any questions or provide any additional information, please don't hesitate to contact us.

Sincerely,


Jared and Laurie Butson

7 Green Street
Littleton, MA
978-486-8383

Board of Appeals
Acton Town Hall
472 Main Street
Acton, MA 01720
April 2009



To Whom It May Concern:

As neighbors and/or abutters of Learn and Play Preschool at 245 Main Street we, the undersigned, would like to write a letter in support of Learn and Play Preschool. We believe that, Brian and Stacey Regan, the owners of the property and school should be allowed full use of their house as classroom space, even though it exceeds the 1,000 square foot maximum, set by the Acton town by-laws.

Due to the fact that the average square footage of other local Acton preschools and daycares is 5,000 square feet, the largest being 10,000 square feet, we believe that it is a reasonable request for Learn and Play Preschool to be granted space beyond the 1,000 square feet maximum.

Learn and Play Preschool has not caused any problems since it began in 2004. The owners have made many improvements to the property. They have managed to maintain the look of a quaint residence, while still offering a program which provides quality education and care for young children.

We believe that by allowing Learn and Play Preschool full access to their house for childcare, this will not cause any foreseeable issues in the future.

Sincerely,

Name	Signature	Address
Zean Sundberg		257 Main St. (Bowling Alley)
Lynn Sinclair		6 Kelley Rd.
Maryam Kolpin		7 Francine Rd.
Vincent Buscemo	VINCENT BUSCEMO	249 Main St.
Yaqing Li		5 Beverly Rd
JIANQIANG WANG		8 Beverly Rd
Linda Blanco	Linda Blanco	16 Beverly Rd
Jack Yang		15 Beverly Rd
Yoonjung Hur		1 Kelley rd
Nassima Tiziouy dal		248 main st.
L O Burgess	L O Burgess	248 main st.
Maura Champagny	Maura Champagny	4 Don's rd.

Board of Appeals
Acton Town Hall
472 Main Street
Acton, MA 01720
April 2009

To Whom It May Concern:

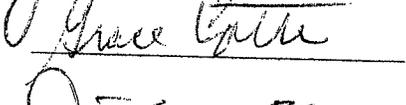
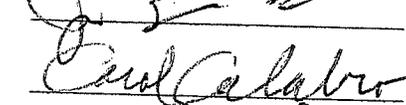
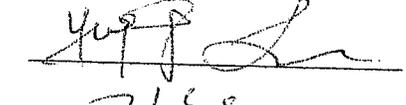
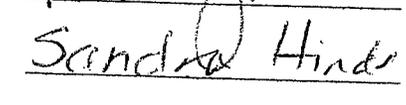
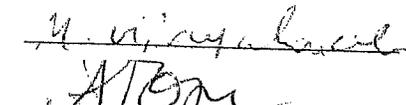
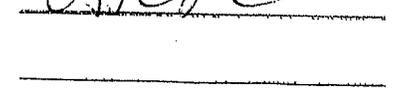
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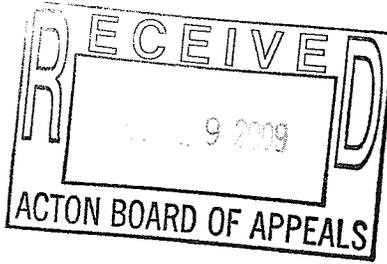
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Sincerely,

Name	Signature	Address
Jan Bartlett		2 Davis Rd.
Grace Cutler		7 Beverly Rd.
Jim Zimmerman-Din		4 Kelley Rd
Carol Calabro		14 Beverly Rd.
Yup J. Sun		#5 246 Main St.
Eunyoung Kim		246 main st #4.
Rebecca MacGregor		246 Main St #2
Hinda		248 Main St #1
M. Alexander		248 Main #1
ALEXANDER UHA		246 MAIN ST. #3

May 26, 2009



Zoning Board of Appeals
Town Hall
Acton, MA 01720

To The Acton Zoning Board of Appeals:

We are writing to you in support of an expansion to the Learn and Play Preschool at 245 Main Street so that all of the children can be in one facility thus enabling all of the teachers a better opportunity to work collaboratively with each other. In addition, we believe it would make drop off easier for parents with children in both schools.

Our daughter has attended Learn and Play Preschool since September 2008. This being our first foray into the preschool system we are very pleased to say that Learn and Play has exceeded our expectations by providing her a quality early childhood education experience. We are impressed by the monthly curriculum, weekly letter themes, daily structure, open communication and fantastic teaching staff. The Director, Stacey Regan, has created a preschool that is safe and nurturing for a child's first experience away from home. We are confident that Learn and Play will prepare our daughter very well for Kindergarten in 2010.

We kindly ask that you give careful consideration to this request as we believe it is in the best interest of the children, teachers, parents and the school as a whole.

Thank you for your time and your consideration of a zoning permit for Learn and Play Preschool.

Very Sincerely,

A handwritten signature in cursive script that reads "Bob & Heather Lammey".

Bob & Heather Lammey
Learn and Play Preschool Parents