

**From:** [Molly Martins](#)  
**To:** [Margaret Hoffman](#)  
**Cc:** [Molly Martins](#)  
**Subject:** The Academy at Penguin Hall  
**Date:** Thursday, August 19, 2021 7:10:25 PM  
**Attachments:** [ALTA Survey Dated Jan 25 2016.pdf](#)  
[APH -Third Floor Dorm Room Plan \(A1\).pdf](#)

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Dear Margaret and Members of the Zoning Board of Appeals,

As you may recall in February of 2016 I presented to the ZBA a request for a determination that the property at 36 Essex Street meet the requirements as an exempt use under the Dover Amendment. This exemption was granted with the requirement that any future construction, exterior alteration or exterior expansion would be subject to further site plan review. Based on this determination and other required documentation, the Building Inspector approved the change in use from Office to School. Since our opening we have not expanded the facility nor have we made any exterior renovations. All renovation work that has been to the interior of the building to convert the use from office to educational.

As part of our educational program growth we are adding a Weekday Boarding Program. This program began as a request from our families, especially those who are travelling a substantial distance to attend The Academy at Penguin Hall. The program is designed to support students Monday thru Friday so that their commuting time on a daily basis can be reduced.

As required by the Wenham Zoning By-law Section 255-13.7 The Academy at Penguin Hall is requesting a site plan review by the ZBA to present the additional use (Residential-2) which is consistent with Dover Amendment Uses. There will be no exterior alterations or expansion. Only minor interior renovations, similar to other work that has been completed in the building will be done.

I have attached a copy of the site plan for the property along with a plan of the interior renovations to be completed.

I look forward to reviewing the plans and the program at the meeting on Monday August 23, 2021. Thank you in advance for your consideration. If you require any addition information prior to the meeting, do not hesitate to contact me.

Respectfully,

Molly

**Molly Martins**  
**President**

**The Academy at Penguin Hall**  
36 Essex Street  
Wenham, MA 01984

t. 978.468.6200 x1001

f. 978.468.1929

c. 978.536.1171

[mmartins@penguinhall.org](mailto:mmartins@penguinhall.org)

[www.penguinhall.org](http://www.penguinhall.org)