

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2005-59

Petition of Wellesley Conservation Council
Patch of Woods, Glen Road opposite Dean Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 11, 2005 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY CONSERVATION COUNCIL, requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to install an externally illuminated 1.3 foot by 3 foot standing sign with a total area of 4.2 feet set back 8 feet from Glen Road at A PATCH OF WOODS – GLEN ROAD at DEAN ROAD, in a Single Residence District. A Special Permit is requested to exceed the area of 1 square foot allowed in a Single Residence District.

On July 25, 2005, 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 Nancy Bagdasarian who said that there was a mistake on the application. She said that the sign will be not illuminated. She said that the sign will look the same as the one that the Board approved for Cronk's Rocky Woodland.

Ms Bagdasarian said that the sign will be 8 feet from the property line. She displayed a photograph showing where the sign will be located. She said that the Council did not want to put the sign so far in the woods that it would not be noticeable.

The Board asked about the panel size. Ms. Bagdasarian said that the panel size depends on the amount of lettering.

The Board asked about the posts for the sign. Ms. Bagdasarian said that they are made of wood.

The Board asked if this will be the only sign on the property. Ms. Bagdasarian said that it will be.

The Board asked if there were plans to install a fence on the property. Ms. Bagdasarian said the Council has not discussed installing a fence.

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The Board noted that there is no path through the property. Ms. Bagdasarian said that she would speak to the Council regarding accessibility.

The Board said that the property is located on a busy through street with a lot of traffic on it. The Board said that parking could be a concern.

The Board said that there is a lot of trash thrown on the site. The Board asked if there could be some sort of policing for trash and parking. Ms. Bagdasarian said that many of the properties have been given to the Council as conservation lands. She said that they are trying to do the best that they can. She said the alternative could be to sell the land to a developer but she did not think that would be what the Town would want.

Statement of Facts

The subject property is located at a Patch of Woods, Glen Road opposite Dean Road, in a Single Residence District.

The petitioner is requesting a Special Permit to install a 1.3 foot by 3 foot standing sign with a total area of 4.2 feet set back 8 feet from the road.

A sketch of the new sign, site plan, and photograph were submitted.

On June 29, 2005 the Design Review Board approved the sign.

On July 27, 2005, the Planning Department staff reviewed the petition and had no objection to granting the request.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that installation of a 1.3 foot by 3 foot standing sign with a total area of 4.2 feet set back 8 feet from the road is in harmony with the intent and purpose of Section XXIIA of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority, to install the sign in accordance with the submitted drawings, subject to the following conditions:

1. A site plan showing the location of the sign be submitted.
2. There will be no illumination of the sign.

The Inspector of Buildings is hereby authorized to issue a permit for the proposed sign subject to approval of a sign application. No sign shall be installed until said permit has been issued.

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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.

Cc: Planning Board
Inspector of Buildings
lrm

J. Randolph Becker, Acting Chairman

Robert A. Bastille

Cynthia S. Hibbard