

**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEDEL, CHAIRMAN
CYNTHIA S. HIBBARD
DAVID G. SHEFFIELDLENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208J. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY
DAVID L. GRISSINO

ZBA 2011-07
Petition of Alliance Energy LLC
453 Washington Street

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, January 6, 2011 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of ALLIANCE ENERGY LLC requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for replacement of an existing standing sign price panel with a 62 inch by 58 inch internally illuminated price panel with 8 inch letters, set at a height of 6 feet 10 inches, with a 10 foot setback, at 453 WASHINGTON STREET, in a Business A District. The overall area of the two panels of the standing sign will be greater than 50 square feet. Letters on an existing panel that is part of the overall sign exceed 14 inches in height.

Property Owner: Global Companies LLC

On December 20, 2010, 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 Daniel Berry, who said that he was representing Alliance Energy (the "Petitioner"). He said that the request is to replace the price sign faces on the existing I.D. sign. He said that they will not be changing the dimensions of the sign. He said that the price digits will be eight inches.

The Board said that a condition of a previous Special Permit was that a "no left turn" sign be installed at the western exit of the station. The Board said that has never been done.

The Board asked about the hours of operation. Mr. Berry said that he thought that the hours were from 6 a.m. to midnight.

The Board said that the LED lights do not stream or move.

The Board said that it would insert three conditions in addition to the conditions of the previous permit. The Board said that the owner shall install a "No Left Turn" at the western exit onto Washington Street before any permits are issued for any sign, the signage shall not be illuminated during non-operating hours, and signage shall not be streaming or moving.

The Board said that a previous decision stated that if the standing sign is altered, it must come into compliance.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 453 Washington Street, in a Business A District.

The Petitioner is requesting a Special Permit for replacement of an existing standing sign price panel with a 62 inch by 58 inch internally illuminated price panel with 8 inch letters, set at a height of 6 feet 10 inches, with a 10 foot setback. The overall area of the two panels of the standing sign will be greater than 50 square feet. Letters on an existing panel that is part of the overall sign exceed 14 inches in height.

An ALTA/ACSM Land Title Survey, dated 1/21/10, revised 8/30/10, stamped by Raymond P. Shea, Professional Land Surveyor, Site Plan, Existing Sign Schedule, Existing I.D. Sign Elevation, SG-1, dated 9/27/06, revised 10/24/06, 12/18/06, 2/05/07, 5/07/07, 7/11/07, and photographs were submitted.

On November 19, 2010, the Design Review Board voted to recommend approval of the Special Permit for the proposed sign with the condition that the sign not be illuminated during non-operating hours and that the ZBA consider a requirement that Mobil install a "No Left Turn" sign at the western exit onto Washington Street.

On January 5, 2011, the Planning Board reviewed the petition and recommended that the Special Permit be granted with conditions. The Planning Board asked for an additional condition that signage shall not be streaming or moving.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject sign will be a replacement of an existing standing sign price panel with a 62 inch by 58 inch internally illuminated price panel with 8 inch letters, set at a height of 6 feet 10 inches, with a 10 foot setback. The overall area of the two panels of the standing sign will be greater than 50 square feet. Letters on an existing panel that is part of the overall sign exceed 14 inches in height.

It is the opinion of this Authority that replacement of an existing standing sign price panel with a 62 inch by 58 inch internally illuminated price panel with 8 inch letters, set at a height of 6 feet 10 inches, with a 10 foot setback, with an overall area of the two panels of the standing sign greater than 50 square feet and letters on an existing panel that is part of the overall sign exceeding 14 inches in height, will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the lettering styles, materials and colors will not detract from the area and are appropriate for this specific location.

Therefore, a Special Permit is granted for replacement of an existing standing sign price panel with a 62 inch by 58 inch internally illuminated price panel with 8 inch letters, set at a height of 6 feet 10 inches, with a 10 foot setback, with an overall area of the two panels of the standing sign greater than 50 square feet and letters on an existing panel that is part of the overall sign exceeding 14 inches in height, subject to the following conditions:

1. The owner shall install a "No Left Turn" sign at the western exit onto Washington Street before any permits are issued for any sign.
2. The signage shall not be illuminated during non-operating hours.
3. Signage shall not be streaming or moving

The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other materials he may require. No sign shall be installed until said permit has been issued.

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.

Richard L. Seegel, Chairman

Cynthia S. Hibbard

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm

266292
EM 10222



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2010 DEC 20 A 11:18



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.
*Drawings and designs portrayed on this template are exclusive property of Everbrite, Inc. Use of, or duplication in any manner without express written permission of Everbrite, Inc. is prohibited.

CUSTOMER: EXXON MOBIL

PROJECT #:

DATE: 12/10/2010

SCALE:

DRAWN BY: J. Goldsmith

LOCATION & SITE NUMBER
EM 10222

DESCRIPTION:

REVISED:

REVISED:

REVISED:

CUSTOMER APPROVAL: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate box and fax back to Everbrite:

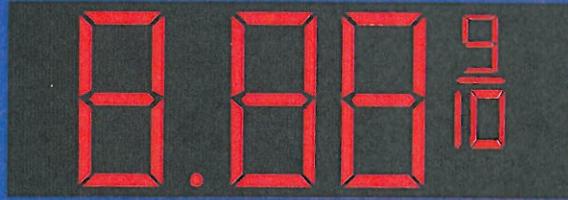
- Sketch OK as is
- New sketch required

SIGNATURE

DATE

259992
 A NAT 62" x 58"
 8" LEDS

Regular



Special



Super +



2010 DEC 20 A 11:18

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. Drawings and designs portrayed on this template are exclusive property of Everbrite, Inc. Use of, or duplication in any manner, without express written permission of Everbrite, Inc. is prohibited.

CUSTOMER: EXXON MOBIL		DESCRIPTION:	CUSTOMER APPROVAL: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
PROJECT #: 259992.fs			
DATE: 5/20/2010	SCALE:		
DRAWN BY: J. Goldsmith			
LOCATION & SITE NUMBER		REVISED:	Please read carefully, check appropriate box and fax back to Everbrite: <input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required
# EM 15431		REVISED:	
		REVISED:	
		SIGNATURE	DATE

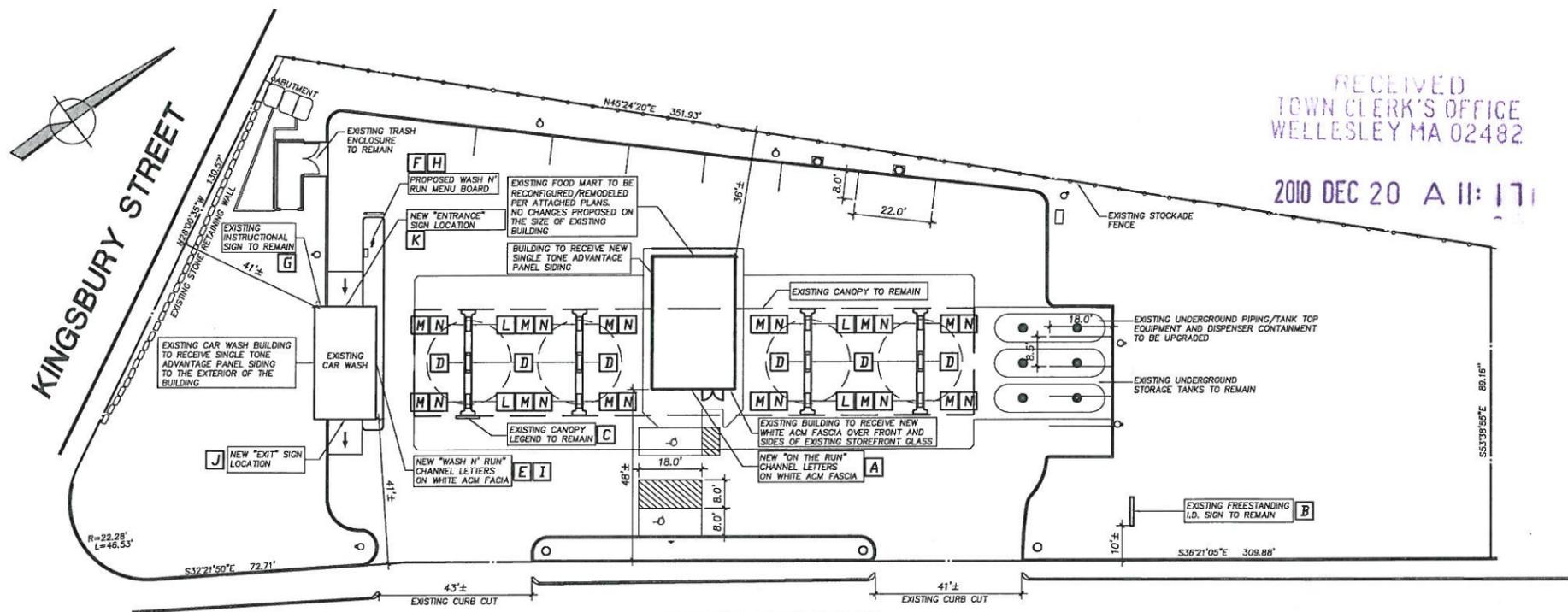
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2010 DEC 20 A 11:17

PARCEL DATA:

OWNER: EXXON CORPORATION P.O. BOX 53,
HOUSTON, TEXAS 77001 ASSESSOR'S MAP 98,
PARCEL 17 453 WASHINGTON STREET,
WELLESLEY, MA

TOTAL LOT AREA=45,702± S.F.

ZONING DISTRICT: BUSINESS "A"		
DIMENSIONAL REGULATIONS:		
REQUIRED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT 45'	18'-6" (CANOPY)	EXISTING TO REMAIN
SETBACKS:		
FRONT YARD SETBACK: NO MIN. SETBACK	48'±	EXISTING TO REMAIN
SIDE YARD SETBACK: NO MIN. SETBACK	41'±	EXISTING TO REMAIN
REAR YARD SETBACK: NO MIN. SETBACK	36'±	EXISTING TO REMAIN
OFF-STREET PARKING:		
1 SPACE PER 150 SQ. FT. OF BLDG GFA	PROVIDED: 13 PARKING SPACES (INCLUDING 2 H.C. SPACES)	EXISTING TO REMAIN
920/150=6 SPACES REQUIRED: 6 SPACES		
PARKING SPACE: 8'-6" x 18'-0" 8'-0" x 22'-0" (PARALLEL)		



SITE PLAN

WASHINGTON STREET

SCALE: 1"=20'-0"

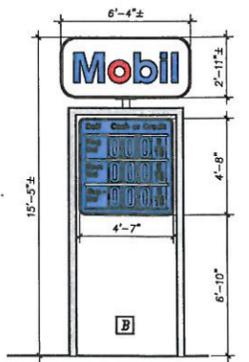
REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM PLANS ENTITLED: "TOWN OF WELLESLEY, MA DEPARTMENT OF PUBLIC WORKS, PLOT PLAN NO. 98 FOR 453 WASHINGTON STREET, WELLESLEY, MA." BUILDING PERMIT NUMBER: 23315 DATE: 6/24/98
ADDITIONAL SITE DIMENSIONS WERE TAKEN FROM A FIELDING CONDUCTED BY AYDUB ENGINEERING, 414 BENEFIT STREET, PANTUCKET, RI ON 9/25/06.



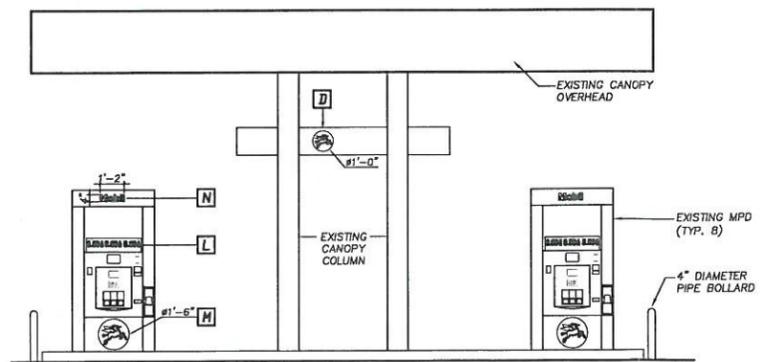
NOTES:
1. NO SITE LANDSCAPING OR SITE GRADING MODIFICATIONS ARE PROPOSED TO THE SITE.
2. NO SITE UTILITY MODIFICATIONS ARE PROPOSED TO THE SITE.

* = EXISTING SIGNS

SIGN SCHEDULE						
MARK	DESCRIPTION	SIZE	AREA	QUAN.	SQUARE FT.	REMARKS
A	"ON THE RUN" CHANNEL LETTERS	7'-0" x 2'-5"	16.9 S.F.	1	16.9 S.F.	PROPOSED
B	ID SIGN	8'-4" x 2'-11" 4'-7" x 4'-6"	39.9 S.F.	1	39.9 S.F.	EXISTING TO REMAIN
C	"MOBIL" CANOPY LEGEND	6'-10" x 1'-11"	13.1 S.F.	1	13.1 S.F.	EXISTING TO REMAIN
D	"PEGASUS" VALANCE SIGN	# 1'-0"	0.8 S.F.	8	6.4 S.F.	EXISTING TO BE REMOVED
E	"TOUCHFREE" CAR WASH SIGN	9'-14" x 1'-4"	12.1 S.F.	1	12.1 S.F.	EXISTING TO BE REMOVED
F	CAR WASH MENU BOARD	2'-5" x 4'-2"	10.1 S.F.	1	10.1 S.F.	EXISTING TO BE REMOVED
G	CAR WASH INSTRUCTION SIGN	2'-5" x 3'-10"	9.3 S.F.	1	9.3 S.F.	EXISTING TO REMAIN
H	"WASH N' RUN" MENU BOARD	2'-6" x 4'-4 1/2"	10.9 S.F.	1	10.9 S.F.	PROPOSED
I	"WASH N' RUN" CHANNEL LETTERS	8'-0" x 2'-2 1/4"	17.6 S.F.	1	17.6 S.F.	PROPOSED
J	CAR WASH "EXIT" SIGN	2'-0 1/2" x 0'-10"	1.7 S.F.	1	1.7 S.F.	PROPOSED
K	CAR WASH "ENTRANCE" SIGN	4'-10 1/2" x 0'-10"	3.9 S.F.	1	3.9 S.F.	PROPOSED
L	DISPENSER PRICE SIGN	2'-8" x 0'-8"	1.8 S.F.	8	14.4 S.F.	EXISTING TO REMAIN (NOT INCLUDED IN CALC.)
M	"PEGASUS" DISPENSER SIGN	# 1'-6"	1.8 S.F.	16	28.8 S.F.	EXISTING TO BE REMOVED
N	"MOBIL" DISPENSER SIGN	1'-2" x 0'-4"	0.4 S.F.	16	6.4 S.F.	EXISTING TO BE REMOVED
TOTAL EXISTING SIGNAGE (TO BE REMOVED): 63.8 S.F.						
TOTAL EXISTING SIGNAGE (TO REMAIN): 62.3 S.F.						
+ TOTAL NEW SIGNAGE: 51.0 S.F.						
TOTAL PROPOSED SITE SIGNAGE: 113.3 S.F.						



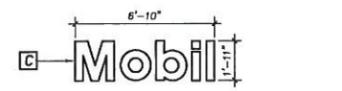
EXISTING I.D. SIGN ELEVATION
AREA = 39.9 S.F., TO REMAIN
SCALE: 1/4"=1'-0"



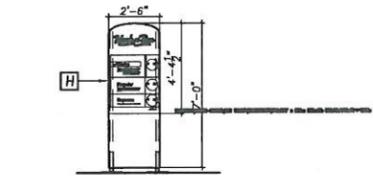
EXISTING CANOPY SIDE ELEVATION
SCALE: 1/4"=1'-0"



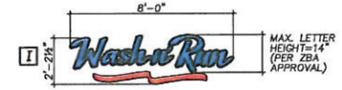
PROPOSED CHANNEL LETTERS
AREA=16.9 S.F., PROPOSED
SCALE: 1/4"=1'-0"



EXISTING CANOPY SIGN
AREA = 13.1 S.F., TO REMAIN
SCALE: 1/4"=1'-0"



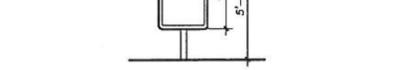
PROPOSED WASH N' RUN MENU BOARD
AREA=10.9 S.F., PROPOSED
SCALE: 1/4"=1'-0"



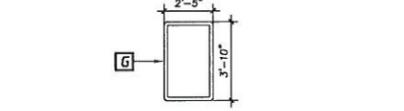
PROPOSED CAR WASH SIGNAGE
AREA=17.6 S.F., PROPOSED
SCALE: 1/4"=1'-0"



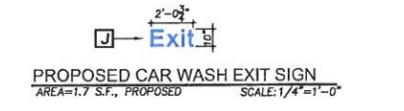
EXISTING CAR WASH SIGNAGE
AREA=12.1 S.F., TO BE REMOVED
SCALE: 1/4"=1'-0"



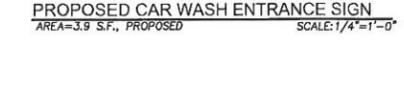
EXISTING WASH N' RUN MENU BOARD
AREA=10.1 S.F., TO BE REMOVED
SCALE: 1/4"=1'-0"



EXISTING WALL MOUNTED INSTRUCTION SIGN
AREA=9.3 S.F., TO REMAIN
SCALE: 1/4"=1'-0"



PROPOSED CAR WASH EXIT SIGN
AREA=1.7 S.F., PROPOSED
SCALE: 1/4"=1'-0"



PROPOSED CAR WASH ENTRANCE SIGN
AREA=3.9 S.F., PROPOSED
SCALE: 1/4"=1'-0"

AYDUB ENGINEERING, INC. EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, INSPECTING, OBSERVING, OR SUPERVISING CONSTRUCTION SERVICES, OR THE MEANS, METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION OR FOR JOB SITE SAFETY AND PROGRAMS FOR THE PROJECT DEFINED BY THE PLANS FOR WHICH THIS CERTIFICATION IS APPLIED. AYDUB HAS NOT BEEN RETAINED FOR JOB SHALL IT HAVE ANY CONTROL OVER OR BE IN CHARGE OF ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

Revision - Description - Date - Initial	10/24/08 RM
1. REVISION ID SIGN PER CLIENT COMMENTS	12/18/08 RM
2. REVISION PER CLIENT COMMENTS	2/05/07 RM
3. ADDED SIGN SCHEDULE	5/07/07 RM
4. REVISION PER TOWN COMMENTS	7/11/07 RM
5. REVISION PER ZEA COMMENTS	

453 WASHINGTON STREET
WELLESLEY, MA
Project
SITE AND SIGNAGE PLAN

RAS Number
10222
Design Type

Building Type / Size:
Building Style:

Bldg. Code: AS NOTED
Scale:
Drawn By / Approved By: PG
File Name: 3678MP-6
Date:
Issued For: 9/27/06

Project No.
3678

Drawing No.
SG-1



ALLIANCE ENERGY LLC 404 WYMAN STREET, SUITE 425, WALTHAM, MA 02451