



## ZONING BOARD OF APPEALS

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

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ZBA 2015-01  
 Petition of Central Galleria Management, Inc.  
 75 Central Street

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Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, January 8, 2015 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of CENTRAL GALLERIA MANAGEMENT, INC. requesting renewal of a Special Permit, pursuant to the provisions of Section IXC and Section XXV of the Zoning Bylaw, to allow it to use a portion of its premises for a single pneumatic tube free standing drive-up teller unit at the rear of 75 CENTRAL STREET, where business is transacted from the vehicles of customers or patrons, which is a use not allowed by right in the Wellesley Square Commercial District.

On December 22, 2014, 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 were Susan Craighead, Esq. and Jim Flynn, Senior VP, Century Bank, (the Petitioner). Ms. Craighead said that a special permit was issued with a two year limitation for a drive-up window. She said that the request is for renewal of the special permit. She said that she submitted a letter to the Board. The Board said that there were no plans provided. Ms. Craighead said that nothing has changed. She said that everything was built in accordance with the plans. She said that there have been no problems with pedestrian issues, congestion, or queuing. She said that they found that this window has a lower volume than anticipated. She said that a lot of people are not in the area to use a drive-up window. She said that because there have been no problems and the drive-up window has been operating well, Century Bank would like to request renewal of the special permit.

The Board asked about the experience with the queuing. Ms. Craighead said that it is rare, if ever, more than one car. Mr. Flynn said that it has been very pedestrian friendly and everything has worked according to plans. He said that volume has been below expectations, so there is rarely more than one car at a time. The Board confirmed that there have been no problems with people backing out of parking spaces.

The Board asked about the number of people who use the machine per day, on average, during the workday. Ms. Craighead said that it is a teller, not an ATM, that is only used during business hours. Mr. Flynn said that during business hours there may be two to three transactions at the drive-through. He said that it is predominantly used by handicapped drivers, weather driven drivers, or drivers with children in the car.

The Board said that the channelization markings, the lanes, and the arrows near the kiosk do not seem apparent. Mr. Flynn said that is more driven by the frost. He said that he drove by a few months ago and it did not appear to be so prevalent. He said that they will take another look at that.

The Board said that the Planning Board recommended that the Zoning Board deny approval of the special permit, based on the opinion that a drive-up bank teller service would be a detriment to a positive pedestrian environment and due to concerns about parking conditions behind the building and safe vehicular circulation. Ms. Craighead said that there have not been any problems with traffic. She said that Century Bank is diligent in making sure that the situation is safe. She said that Mr. Flynn has monitored it on an ongoing basis throughout the two years. She said that it is in the Bank's as well as the town's interest that it be a safe, convenient and nice atmosphere for everyone in the parking lot as well as in the building. The Board said that one of the reasons why the Board tends to require two year renewals is to allow it to continue to monitor the situation.

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 75 Central Street, in the Wellesley Square Commercial District and a Water Supply Protection District.

The Petitioner is requesting renewal of a Special Permit, pursuant to the provisions of Section IX and Section XXV of the Zoning Bylaw, to allow it to use a portion of its premises for a single pneumatic tube free standing drive-up teller unit at the rear of 75 Central Street, where business is transacted from the vehicles of customers or patrons, which is a use not allowed by right in the Wellesley Square Commercial District.

On January 7, 2015, the Planning Board reviewed the petition and recommended that the special permit be denied.

#### Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The use of a drive-through window in the Wellesley Square Commercial District requires a Special Permit, as it is a use not allowed by right.

It is the opinion of this Authority that the Petitioner has complied with all of the Special Permit Use Standards enumerated in Section XXV of the Zoning Bylaw. Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for the use of a drive-through window.

This Special Permit shall expire two years from the date time stamped on this decision.

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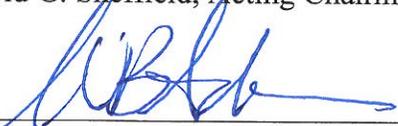
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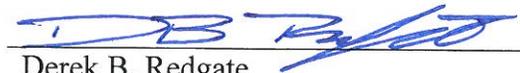
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Walter B. Adams



Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm