

TOWN OF WELLESLEY



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BOARD OF APPEAL

1964 MAY 11 PM 1:47

GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

KATHARINE E. TOY, CLERK
TELEPHONE
CE. 5-1664

63-46

Petition of Robert and Norman B. Leventhal

The Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:30 p.m. on October 17, 1963, on the petition of Robert and Norman B. Leventhal requesting permission for the relocation of two existing signs used to identify the Wellesley Office Park, on land located in an Administrative and Professional District, one to be located on the westerly corner of Williams Street and Worcester Street (Route 9) and the other to be located at 1/4 Glenwood Avenue, in accordance with the requirements of Section XXIIA, Subpart 2 and Section XVII of the Zoning By-law.

Robert Leventhal represented the appellants at the hearing and spoke in support of the petition.

The Planning Board offered no comment in its report.

On September 25, 1963, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

Wellesley Office Park is in an Administrative and Professional District at the extreme easterly end of town. It is a large area in which one large office building has been completed, another is about to be built and still more are planned. The area is surrounded by the Charles River, Worcester Street (Route 9) and the ramp from Worcester Street to Route 128. The latter and Route 128 are elevated well above the level of the land within Wellesley Office Park. Glenwood Avenue which bisects Wellesley Office Park and formerly gave access from the park to Route 9 was cut off by the taking made by the Commonwealth to widen Route 128 and relocate the ramp from Route 9. As a result at present the only access to the park by road is via Williams Street through a small but old settlement of single residences.

The petitioner desires a sign or device which will identify the park to travelers on Route 9, Route 128 or the ramp between them and a sign at the corner of Williams Street and Route 9 indicating to persons traveling west on Route 9 that Williams Street provides access to the park. We think both objectives are reasonable and in the public interest.

The petitioners filed a plan entitled "Plan showing Proposed Relocation of Signs at Wellesley Office Park, Routes 9 and 128, Wellesley, Massachusetts" prepared by Salsberg & LeBlanc, Architects, and dated September 24, 1963. This plan also shows that the proposed sign No. 1 would contain 600 square feet and be forty-four feet high, and No. 2 would contain eighty square feet and be twelve feet high and twelve feet wide, and it also shows the proposed location of each. The Board also requested the petitioner to erect stakes at the proposed sites and these have been viewed by this Board.

Section XXIIA, Part E, authorizes this Board to grant a special permit for a sign not complying with the provisions of the Sign Code, if it determines that the particular sign will be in harmony with the general purpose and intent of this Section and will not be injurious to the neighborhood in which such sign or signs are to be located nor to traffic and safety conditions therein, nor otherwise detrimental to the public safety and welfare.

In exercise of the foregoing power, this Board grants a special permit for the erection of a standing sign to be located in the spot indicated on said plan as the "Proposed New Location for Sign No. 1" as follows:

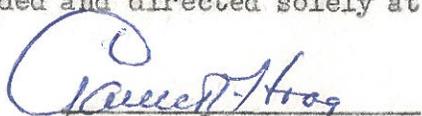
Sign No. 1

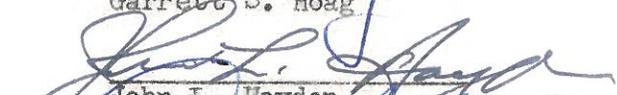
1. Said sign shall not exceed 300 square feet in area and shall not exceed thirty (30) feet in height, and shall not be located within thirty (30) feet of any property boundary line.
2. Said sign may include the following and no more:
 - (a) Wellesley Office Park
 - (b) The name of the rental agent and
 - (c) The words, "Rental Agent"

Sign No. 2

1. Said sign shall not exceed four square feet in area, shall be affixed to a post, shall not be higher at any point than ten (10) feet from the ground, and shall, subject to permits from such other authorities as may be required, be located at the intersection of Williams Street and Route 9. In no event shall the top of the sign be more than ten (10) feet above the travelled way at the intersection of Williams Street and Route 9.
2. Said sign may contain only the following wording:
 - (a) Wellesley Office Park

Neither of the above-mentioned signs shall contain more than two colors, one for background and one for lettering, or be illuminated except by a white, steady, stationary light shielded and directed solely at the sign.


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