



BOARD OF APPEAL

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Petition of Babson Recreation Center, Inc.

Pursuant to due notice 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 February 17, 1977, on the petition of Babson Recreation Center, Inc., requesting a special permit under the provisions of Section XXIII, Part B, of the Zoning By-law, which will allow the applicant to erect a standing sign, not in compliance with Subpart C. 1. a. of the Zoning By-law, at the entrance of the Babson Recreation Center at 140-150 Great Plain Avenue.

On November 9, 1976, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Nathaniel Esten, president, spoke in support of the request at the hearing.

Robert S. Hoffman, Jr., also spoke in support of the request.

The following persons spoke in opposition to the request: Henry J. VonKelsch, 112 Great Plain Avenue, Ruth M. Von Kelsch, 112 Great Plain Avenue, Mary E. Laak 34 Seaward Road, Ansel B. Chaplin, 126 Great Plain Avenue, Harold E. Shapiro, 21 Skyline Drive, Ruth P. Shapiro, 21 Skyline Drive, Charles D. Furer, 17 Skyline Drive, Robert D. Cotell, 11 Skyline Drive, James V. Fetchero, 128 Great Plain Avenue, Joseph B. Nadol, Jr. 39 Skyline Drive and Frank H. Boring, 18 Skyline Drive. All felt that the proposed sign is excessive in size and, if allowed would be detrimental to the surrounding properties.

Statement of Facts

The property involved is located within an Educational B. District, on the westerly side of Great Plain Avenue.

The petitioner seeks permission to erect a standing sign to identify the recreation center. The proposed sign is designed to be approximately 3' x 5'6", mounted on two 5' posts. It is to be forest green with the wording, "Babson Recreation Center - Skating - Tennis, in white painted letters, and illuminated by a small spotlight. The proposed location is to be fifty feet north of the entrance driveway and forty feet back from Great Plain Avenue.

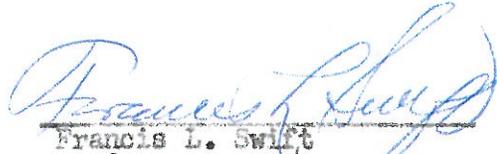
It was stated at the hearing that the people who are coming to the Center to skate and play tennis are having difficulty finding it, therefore, it is felt that there is a real need for the proposed sign. The Center is set back from the road and not readily seen by those approaching in either direction.

Decision

The Board finds that the proposed sign, subject to the conditions hereby imposed, will be in harmony with the general purpose and intent of Section XXIII of the Zoning By-law and will not be injurious to the neighborhood nor to traffic and safety conditions, nor otherwise detrimental to the public safety and welfare.

Accordingly, the Board hereby grants permission for the erection of a standing sign in accordance with the plans submitted and on file with this Board subject to the following conditions:

1. That the words, "skating" and "tennis" shall be deleted from the sign.
2. That the eight-foot cross bar across the top of the sign shall be eliminated.
3. Reduce height of panel from 3' to 2'3".
4. Posts to be no higher than top of panel.
5. Light to be shut off no later than 10:00 p.m.



Francis L. Swift



F. Lester Fraser



William O. Hewett

Filed with Town Clerk _____

FILED
MAY 15 1964
TOWN CLERK
TOWN OF BOSTON