



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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82-41

Petition of Babson Recreation Center

The Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, October 14, 1982, on the petition of BABSON RECREATION CENTER, requesting a Special Permit under Section XXIIA of the Zoning Bylaw to erect a standing sign at 150 GREAT PLAIN AVENUE. Said request was made pursuant to Section XXV of the Zoning Bylaw.

On September 28, 1982, 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 Robert Hoffman, Jr., President of Babson Recreation Center, who stated that the requested sign was being proposed to more clearly identify the recreation facility. He stated that an internally illuminated sign is needed particularly to direct visiting ice hockey teams and tennis tournaments to the facility after dark. He stated that the Planning Board and Design Review Board recommendations are acceptable to the Babson Recreation Center.

Other than the petitioner, no one was present either favoring or opposing the request.

Statement of Facts

The property involved, known as the Babson Recreation Center, is located at 150 Great Plain Avenue, in an Educational B District, containing approximately 26 acres of land. The recreation center, owned by Babson College, has been in operation since 1976 and contains indoor and outdoor tennis courts, an ice skating rink, a health club, and an indoor swimming pool.

The petitioner seeks to erect a new standing sign with internal illumination, for greater visibility to visitors to the recreation center. The proposed sign would be located with a setback of fifteen feet from Great Plain Avenue, as shown in Site Plan SK-1. It would be a V-shaped sign, the size of each face of the V being 2.3' by 6' (13.8 square feet). Total area of the sign would be 27.6 square feet. The highest point of the sign would be three feet above grade. The proposed sign material would be wood, painted dark green with cut out letters, internally illuminated.

Photos of the sign were submitted, as were a Site Plan (SK-1) and Plan, Elevation, and Axonometric (SK-2), drawn by MKA/A, 61 Orvis Road, Arlington, Ma., dated June 2, 1982.

The Design Review Board, at its preliminary design review meeting on September 22, 1982, voted to recommend that the sign be approved as proposed with the following changes:

1. That the two signs be made the same size;
2. That the posts be extended with pyramid-shaped tops; and
3. That instead of sharing the connecting posts, the signs have separate inside posts placed corner-to-corner.

The Design Review Board also noted that the proposed signs' area was appropriate considering the size of the land area on which they are to be located. Mr. Hoffman agreed to modify the signs in accordance with the Board's recommendations.

The Planning Board, at its regular meeting of October 12, 1982, voted to support the recommendations of the Design Review Board.

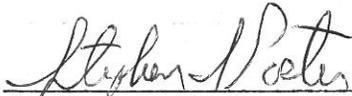
#### Decision

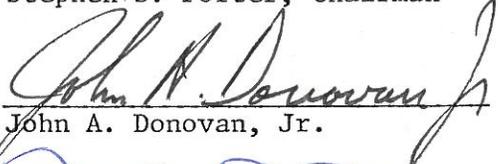
This Authority has made a careful study of the evidence submitted, and is of the opinion that a standing V-shaped sign as proposed would be appropriate to the land area in question and in harmony with the general purpose and intent of the sign bylaw.

Therefore, a Special Permit is granted for the requested internally illuminated standing sign, as approved by the Design Review Board, with the following conditions:

1. That the sign be located no closer than 15' from the front property boundary line on Great Plain Avenue, as shown in Plan SK-1.
2. That the sign shall be illuminated only while Babson Recreation Center is open to the public.
3. That the total area of the sign not exceed 27.6 square feet.

The Building Inspector is hereby authorized to issue a permit for the sign upon his receipt and approval of an application.

  
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 Stephen S. Porter, Chairman

  
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 John A. Donovan, Jr.

  
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 Franklin P. Parker

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