



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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84-1

Petition of Wellesley Motor Inn (Louis Nicolai)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, January 26, 1984 at 8 p.m. on the petition of the WELLESLEY MOTOR INN (LOUIS NICOLAI) requesting a Special Permit under Section XXIIA of the Zoning Bylaw to replace a standing sign at 978 WORCESTER STREET with a new sign approximately 12 feet by 12 feet in size. Said property is located in a Business District. Said request is pursuant to Section XXV and Section XI of the Zoning Bylaw.

On January 6, 1984, the petitioner filed a request for a hearing before this Board and thereafter notice of the hearing was given by mailing and publication.

The petitioner was not present at the hearing. No one was present favoring or opposing the petition.

Statement of Facts

The property in question is located at 978 Worcester Street, in a Business District, and is known as the Wellesley Motor Inn.

The petitioner is requesting a Special Permit to replace a non-conforming standing sign with a sign similar in design but meeting the 20 foot height limitation. The sign would have two parts: a 12 foot by 7 foot wooden sign with gold letters for Wellesley Motor Inn. Attached below would be a 9 foot by 3.5 foot sign advertising the Steakloft Restaurant. Total square footage of the sign would be 117 square feet. The sign would be located where the present sign is.

Sketches of the proposed sign were submitted, drawn by Frank Chiumento, Avanti Signs, Framingham, Ma.

The Design Review Board met to review the sign on 12/8/83, 12/28/83 and 1/12/84. In a letter of 1/13/84, the Design Review Board approved the sign subject to minor re-sizing of letter on the sign.

The Planning Board voted to support the design recommendations of the Design Review Board.

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Decision

This Authority has made a careful study of the evidence presented. The proposed sign meets the requirements of the Zoning Bylaw.

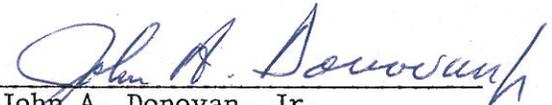
It is the opinion of this Authority that the proposed sign is an improvement over the existing 60 foot high sign at Wellesley Motor Inn. The proposed sign meets the 20 foot height requirement and is esthetically more pleasing. The external illumination meets the requirements of the bylaw. The proposed sign will exceed the size limitations by 17 square feet but it is the opinion of this Authority that permission could be granted for the sign due to the fact that the motor inn and the restaurant are separate operations.

Therefore, a Special Permit is hereby granted to allow the sign as shown in plans drawn by Avanti Signs, in the same location as the existing sign, with the condition that all existing signs on the building at 978 Worcester Street shall be removed.

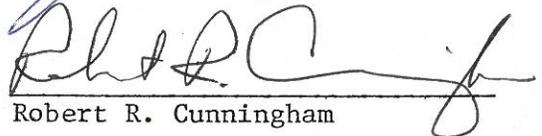
The Inspector of Buildings is hereby authorized to issue a permit for the sign upon his receipt and approval of an application and plans.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham

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