

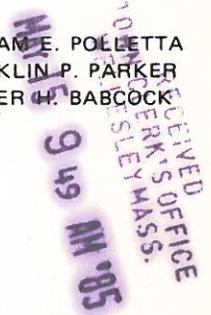


ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
ROBERT R. CUNNINGHAM

MARY ANN McDOUGALL
Executive Secretary
Telephone
~~335-1664~~
431-1019

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK



85-18

Petition of Catherine H. Early and Sunoco
2 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 25, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of Catherine H. Early and SUNOCO, requesting a Special Permit pursuant to Section XXV and Section XXIIIA of the Zoning Bylaw to allow the erection of an internally illuminated wall sign on the proposed canopy of the SUNOCO Station at 2 Washington Street at the corner of River Street, located in a Business District.

On April 1, 1985, the petitioner requested 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 John DeVito, attorney representing the petitioners and Chris Barry from Sunoco. Mr. DeVito stated that a canopy is proposed over the gasoline pumps, for which a variance has been requested. The proposed wall sign would be on the canopy with illuminated letters.

No others were present favoring or opposing the request.

Statement of Facts

The property in question is located at 2 Washington Street at the corner of River Street, containing 8,644 square feet, in a Business District. The property is owned by Catherine H. Early and leased by Sunoco. The petitioners were represented by Roland A. Cormier, Esquire, 376 Washington Street, Wellesley.

Sunoco wishes to upgrade the gasoline station and to construct a canopy approximately 36' by 24' over the gasoline pumps. A variance is requested separately for the proposed setback from River Street (ZBA Case 85-17). A Special Permit is requested to allow an illuminated wall sign on the canopy.

Drawings of the sign were presented, drawn by Madison Industries Inc. of GA., dated 5/17/84, as were photos of similar signs.

The sign will be 16' high and will have individually illuminated 18" high letters mounted on a 2' by 11' panel on the east side of the canopy.

Petition of Catherine H. Early and Sunoco
2 Washington Street

The Design Review Board reviewed the proposed sign on April 4, 1985 and favorably recommended the proposed wall sign on the canopy as presented.

The Planning Board, at its regular meeting of April 22, 1985, voted to disapprove the special permit because:...."the illumination of the sign would present a significant visual impact on the area which is not in keeping with other uses in that district"....

Decision

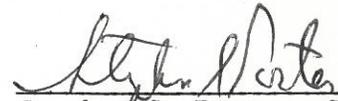
This Authority has made a careful study of the evidence presented. The petitioner is requesting an illuminated wall sign on the proposed new canopy at 2 Washington St.

It is the opinion of this Authority that the proposed wall sign 16' high with illuminated 18" high letters mounted on a 2' by 11' panel can be allowed and a Special Permit is hereby granted for the proposed sign subject to the following conditions:

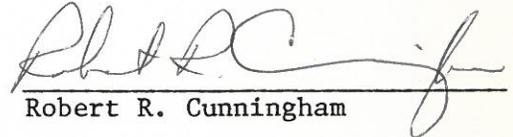
1. That the existing wall sign and a small standing sign on the property line shall be removed.
2. That the existing standing logo sign can remain as long as the total signage on the property conforms to the requirements of the Zoning Bylaw.
3. That said sign shall not be illuminated except while the gas station is open to the public.

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.

cc: Planning Board
 mam



Stephen S. Porter, Chairman



Robert R. Cunningham



William E. Polletta

RECEIVED
 TOWN CLERK'S OFFICE
 WILLESTON, MASS.
 MAY 15 9 49 AM '85