

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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

MARY ANN McDUGALL
Executive Secretary
Telephone
~~351-1019~~
431-1019

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

ZBA 86-40

Petition of Bay Bank/Central Street Trust
15 Central Street

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TOWN OFFICE
WELLESLEY, MASS.

Pursuant to due notice, the Special Permit Granting Authority and the Permit Granting Authority held a Public Hearing on Thursday, July 24, 1986 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, Ma. on the petition of BAY BANK/CENTRAL STREET TRUST requesting a Special Permit and a variance pursuant to the provisions of Section XXIIA, Section XXIV-D and Section XXV of the Zoning Bylaws which will allow the petitioner to replace an existing wall sign at 15 CENTRAL STREET with a new internally illuminated three-color sign.

On July 1, 1986 the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was John Moore of Sign Systems, Inc., who showed photos and plans of the sign. The sign would be blue, green and white per Bay Bank signs throughout the area (except for the sign at 342 Washington Street). A Special Permit is requested for internal illumination and a variance is requested for three colors. The existing sign is not internally illuminated.

No others were present expressing favor or opposition to the request.

Statement of Facts

The property in question is located at 15 Central Street, in a Business District. A Special Permit granted in 1976 (ZBA 76-68) allowed alterations to an existing wall sign. The existing sign is not internally illuminated.

The petitioner now proposes a wall sign 16 feet by 2'2" or 34.72 square feet in area with a height of 11'8". A Special Permit is requested for internal illumination and a variance is requested to allow internal illumination with three colors - white, green and blue.

Sketches of the sign were presented, drawn by Sign Systems, Inc., Avon, Ma., dated 4/1/86 and 6/6/86. Photos were also presented.

The Design Review Board held two meetings with the petitioner and in a letter of June 27, 1986 accepted the revised design of the sign.

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The Planning Board reviewed the petition at its regular meeting of July 8, 1986 and stated in a letter of July 14, 1986 that it had voted to offer "no objection to the internally illuminated sign at this location provided no more than two colors are used and the sign complies with all other requirements. The Board opposes the variance request for three colors on this sign....."

Following the hearing on July 24, 1986, the petitioner considered two possibilities for the sign: 1) an internally illuminated sign of white and two shades of gray; 2) a blue, green, white sign with no internal illumination. The Design Review Board was asked to comment on the two new possibilities and, in a letter of August 1, 1986, stated it preferred the company three-color logo (green, blue, and white).

A letter of September 17, 1986 from John Moore of Sign Systems informed the ZBA that the Bay Bank officers had consented to proceed with the blue, green, white sign, externally illuminated by strip fluorescent.

Decision

This Authority has made a careful study of the evidence presented.

The petitioner originally requested a Special Permit and a variance for a three-color internally illuminated wall sign at 15 Central Street. This Board must act upon the original request which was legally advertised and described at the hearing.

Regarding the variance request to allow internal illumination of a three-color sign, this Board fails to find "substantial hardship" within the meaning of Section XXIV-D of the Zoning Bylaw and the variance is hereby denied. The Special Permit requested for internal illumination is also denied because only two colors are allowed by Section XXIIA of the Zoning Bylaw if the sign is internally illuminated.

The petitioner has indicated since the hearing that a blue, green and white sign with external illumination would be acceptable. It appears to this Board that such a sign request could be permitted by right, but the petitioner must file an application acceptable to the Building Department and must obtain a permit from that department.

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.



Stephen S. Porter, Chairman



Robert R. Cunningham



William E. Polletta

cc: Planning Board
Inspector of Buildings
mam

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TOWN CLERK'S OFFICE
MAM