

**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

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FEB 12 A 10:49

JOHN A. DONOVAN
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(781) 431-1019 EXT. 208SUMNER H. BABCOCK
ROBERT A. BASTILLE

ZBA 98-4

Petition of Boston Private Bank & Trust Company
336 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 29, 1998 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley on the petition of BOSTON PRIVATE BANK & TRUST COMPANY requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to allow a two-sided externally illuminated standing sign to be installed in front of its premises at 336 WASHINGTON STREET, in a Business District, which will exceed the allowed height of 6 feet, as the sign will have a height of 10 feet; and to locate the sign with a front setback of less than the required 15 feet, as the sign will have a setback of 5 feet 4 inches.

On January 12, 1998, 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 Samuel Guiffre, Senior Vice President, who represented the bank. Mr. Guiffre said that the main office is located at Post Office Square in Boston, and that this is its first branch.

The Board commented that it had no problem with the proposed sign.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 336 Washington Street, in a Business District. From 1968 to 1965, it was the site of the First Bank & Trust Company of Wellesley; from 1975 to 1983, the site of the Old Colony Bank & Trust of Norfolk County; from 1983 to 1985, the site of Old Colony Bank & Trust/Bank of Boston; and from 1985 to recently, the site of Bank of Boston. The premises are currently owned by Orsett Properties, Ltd. and leased to the petitioner.

As a new tenant seeking identification, the petitioner is requesting a Special Permit to install a two-sided, externally illuminated, standing sign, which will have a height of 10 feet and a 5 foot 4 inch setback from the front property line. The height exceeds the allowed height of 6 feet; and the setback is less than the allowed minimum of 15 feet.

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Drawings of the sign, including specifications and installation methods prepared by Girrity Carved Signs Company; a Signage Proposal and a Site Plan dated 12/1/97, drawn by Architects & Engineers Associates, P.C.; an Existing Building Plot Plan dated December 2, 1997, drawn by Bruce E. Wilson, Jr., Registered Professional Land Surveyor; and a letter of endorsement dated December 5, 1997, signed by Gordon Whitman, Mgr. of Orsett/Palm Limited Partnership were submitted.

On December 4, 1997, the Design Review Board reviewed the sign proposal and made recommendations regarding the size of the sign post finials and that the ampersand be flush with the other letters. The petitioner agreed to the recommendations, and the Design Review Board voted to approve the proposal as modified.

On January 20, 1998, the Planning Board reviewed the petition and recommended approval of the sign request based on recommendations of the Design Review Board.

Decision

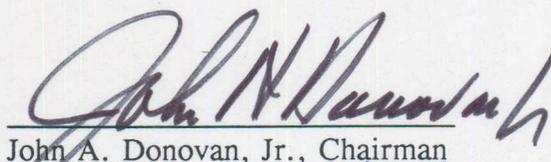
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The proposed sign does not conform to the allowed height and setback requirements of the current Zoning Bylaw.

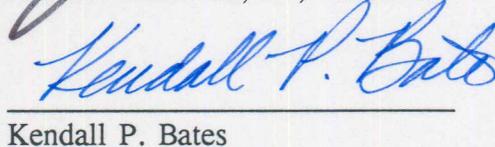
It is the opinion of this Authority that the proposed two-sided, externally illuminated standing sign, with a height of 10 feet and a front setback of 5 feet 4 inches, is in harmony with the general intent and purpose of Section XXIIA of the Zoning Bylaw. Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for installation of said sign, subject to compliance with the submitted plans.

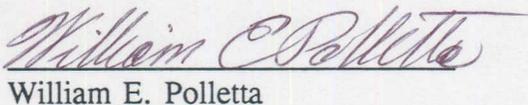
The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other material he requires. No sign shall be installed prior to the issuance of this permit.

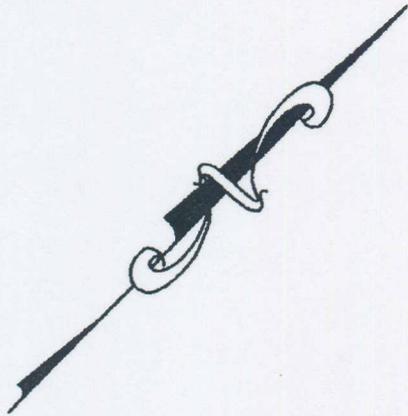
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman

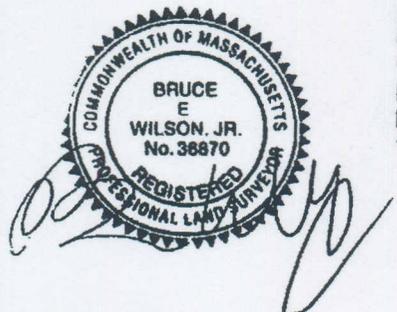
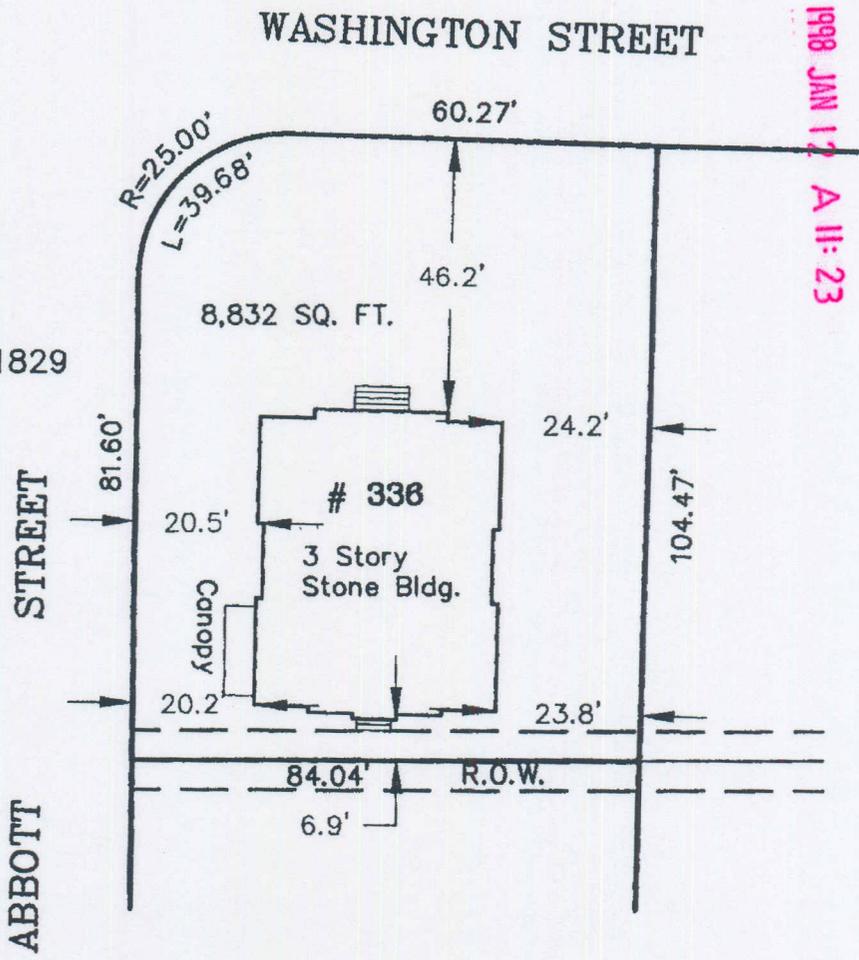

Kendall P. Bates


William E. Polletta



PLAN FILED 1629-51
1925 - 44
EXCEPTION DEEDBOOK 1829
PAGE 112

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1998 JAN 12 A 11:23



EXISTING BUILDING PLOT PLAN
336 WASHINGTON STREET
WELLESLEY, MASSACHUSETTS
DATE: DECEMBER 2, 1997

Scale: 1" = 30'

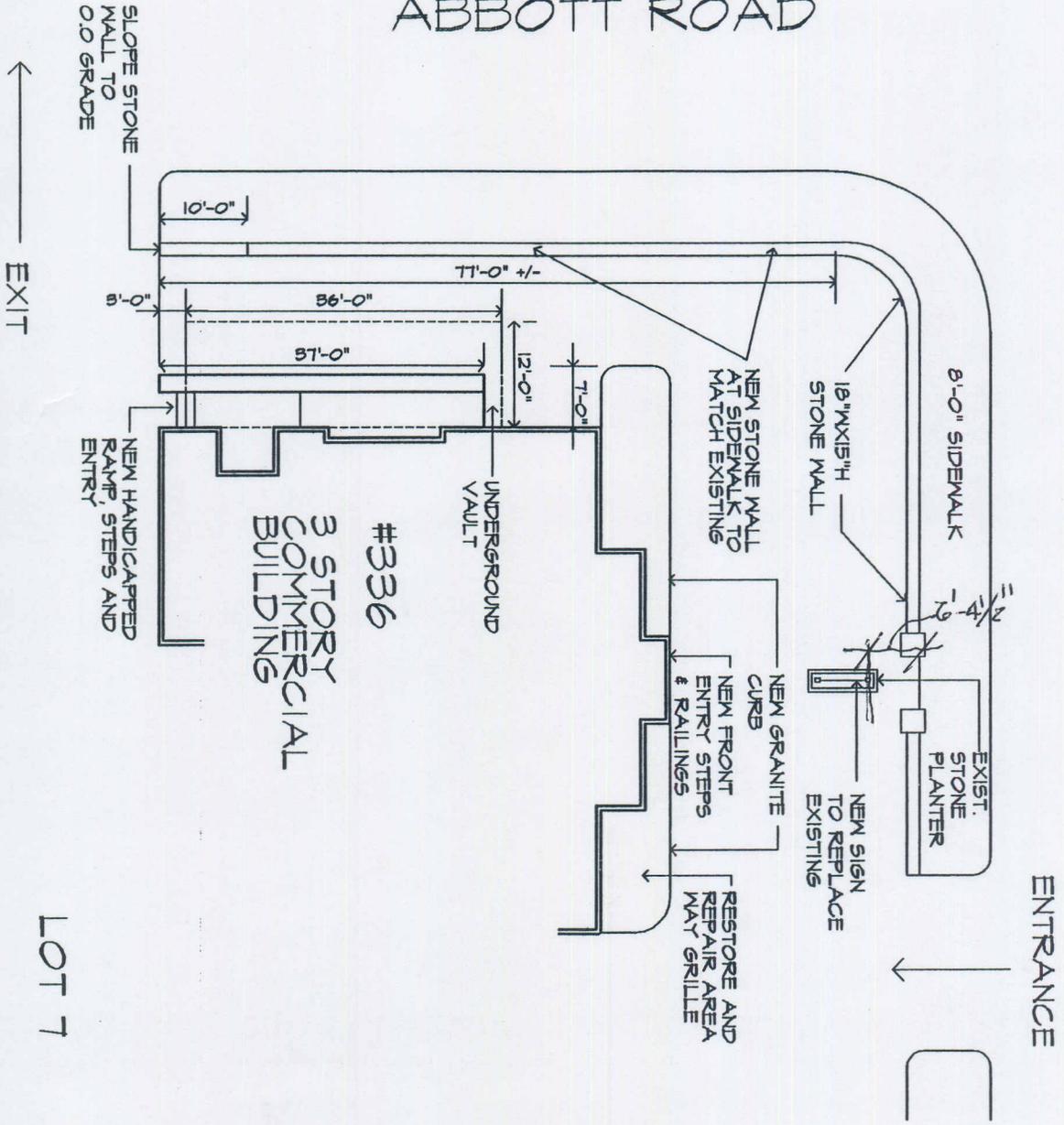
I certify that the structure is located on the lot as shown and its location Does conform to the Zoning requirements of the Town of WELLESLEY at the time of construction. I further certify that the structure is not located in the 100 Year Special Federal Flood Hazard Zone Map 5B Community Panel 250255 Date: Sept 5, 1979 Zone: C

WILSON ASSOCIATES
ENGINEERING & SURVEY, INC.
205 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS 02038

PREPARED FOR:
BOSTON PRIVATE BANK
336 WASHINGTON STREET
WELLESLEY, MASSACHUSETTS

ABBOTT ROAD

WASHINGTON STREET



EXIT

ENTRANCE

LOT 7

#336
3 STORY
COMMERCIAL
BUILDING

UNDERGROUND
VAULT

NEW HANDICAPPED
RAMP, STEPS AND
ENTRY

NEW STONE WALL
AT SIDEWALK TO
MATCH EXISTING

18" X 15" H
STONE WALL

8'-0" SIDEWALK

EXIST.
STONE
PLANTER

NEW SIGN
TO REPLACE
EXISTING

RESTORE AND
REPAIR AREA
WAY GRILLE

NEW GRANITE
CURB

NEW FRONT
ENTRY STEPS
& RAILINGS

S-1	DATE	11/14/91
	SCALE	1"=20'
336 WASHINGTON STREET WELLESLEY, MA		
SITE PLAN		
RAMP AND WALLS		
DRAWN BY AB		

No.	Date	Revision
1	12/4/91	SIGN
2	12/9/91	CLIENT COMMENTS

AE ARCHITECTS & ENGINEERS ASSOCIATES, P.C.
 15 Rockville Avenue
 Lexington, Massachusetts 02173
 617-862-4630 617-863-2820(FAX)

All material contained in these drawings and specifications and the design they are limited to survey and the exclusive property of A/E Associates, P.C. Possession and use hereof is granted only confidentially in connection with construction and/or sale of the structure depicted herein as authorized by them, and the recipient agrees to abide by these restrictions. Any use, reproduction or disclosure of any information, in whole or in part, contained herein, without written permission of A/E Associates, P.C., is expressly prohibited.



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SUMNER H. BABCOCK
ROBERT A. BASTILLE

Permit Granting Authority and/or
Special Permit Granting Authority
Town of Wellesley, MA 02181

Date: DEC 8, 1997
ZBA: 98-4

Gentlemen:

Pursuant to the provisions of Section XXIIA of the Zoning Bylaw, the undersigned hereby
makes application for a Special Permit for a sign(s) at the following location:

336 WASHINGTON STREET (COR. ABBOTT RD.) TRUST CO.
Owner of Property: ORSETT PROPERTIES LTD
Mailing Address: 372 WASHINGTON ST. WELLESLEY, MA.
Petitioner: BOSTON PRIVATE BANK &
Address: 10 POST OFFICE SQUARE BOSTON, MA.
Phone: Work: 237-1007 Home: N/A
Signature: [Signature]

SIGN INFORMATION

Table with columns: TYPE, Illumination Internal/External, Height, Width, Setback, Sq Ft/ Panel, Height Above Ground, Total Area. Row 1: Standing, checkmark, 30", 60", 76.5", 12.50, 10'-0", TOTOP FINIALS

Table with columns: Illumination Internal/External, Height, Width, Area, Height Above Ground, % of Facade, % of Window. Rows for Wall, Window, Awning, Perpendicular.

Zoning District: Business Use of Property: COMMERCIAL

A Special Permit is requested because the bank wishes to install a sign similar to the former First National Bank of Boston but more in keeping with other signs located near the property and to enhance and better the signs in the area.

FEE ENCLOSED: \$150.00

Applicants should be aware that the Planning Board reviews all applications. Further information may be obtained from the Planning Board Office.

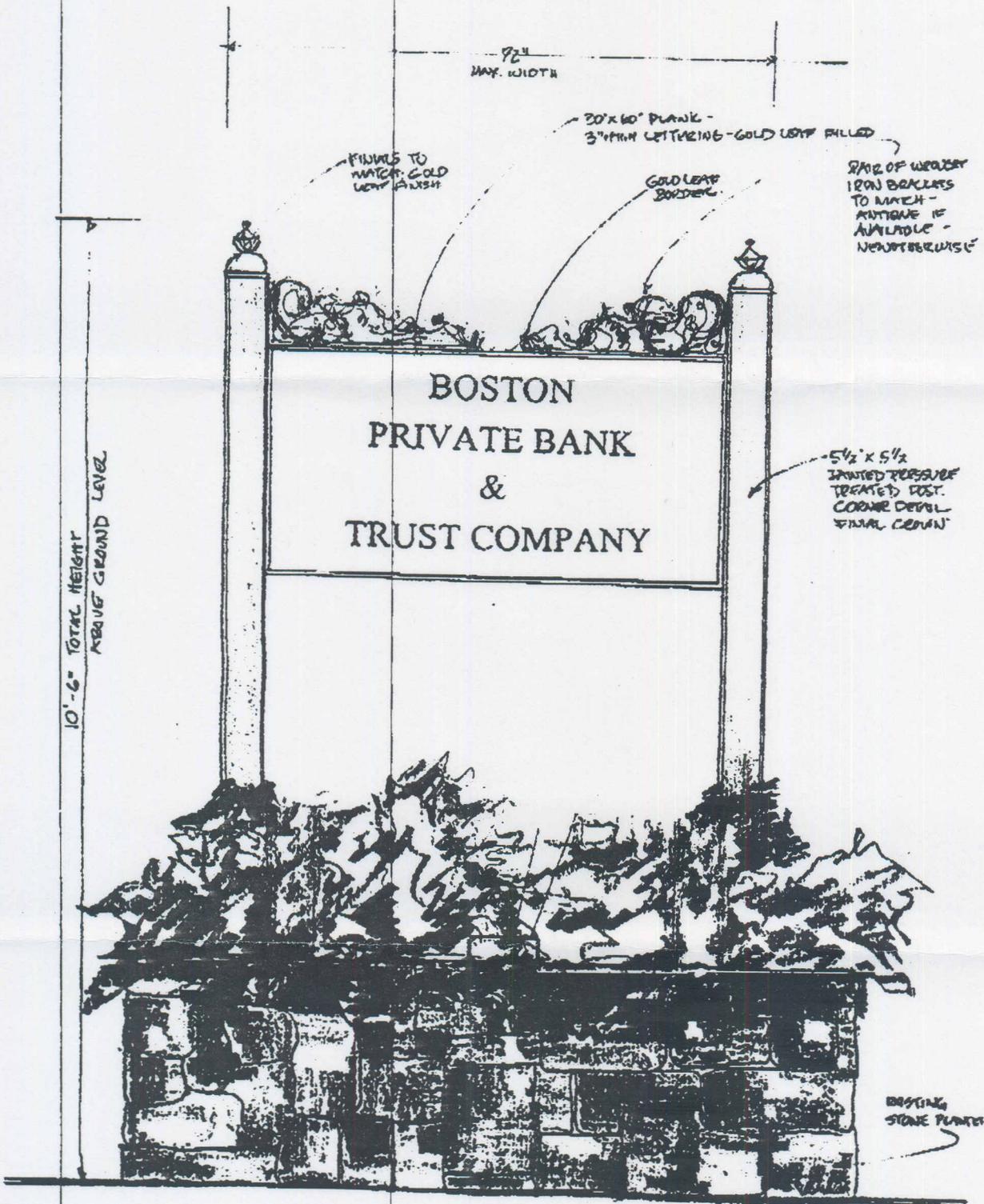
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BOSTON PRIVATE BANK

FAX NO. 6179124553

P. 02

PROPOSAL FOR BPB'S SIGNAGE @ ABBOTT RD & WASHINGTON ST. SITE, WELLESLEY



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