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KENDALL P. BATES, CHAIRMAN
WILLIAM E. POLLETTA, VICE CHAIRMANELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208ROBERT A. BASTILLE
CYNTHIA S. HIBBARD

ZBA 99-6

Petition of Needham Co-operative Bank
458 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 18, 1999 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of NEEDHAM CO-OPERATIVE BANK requesting a Special Permit pursuant to the provisions of Section XI and Section XXV of the Zoning Bylaw to allow its premises at 458 WASHINGTON STREET, in a Business District, to be used for a 24 hour drive-through ATM facility where business is transacted from the vehicles of customers or patrons, which is not a use allowed by right in a Business District.

On February 1, 1999, 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 Leslie Shea, counsel for the petitioner, who was accompanied by members of the Board of Directors of the bank, Joseph Bonchak, Construction Manager, and Janet Berdan, Head Teller. Mr. Shea said that the bank was requesting a Special Permit for the installation of a drive-through ATM machine.

Mr. Shea explained that the bank would like to install the ATM facility on the same wall as the existing teller window, which will not be relocated. The ATM facility, to be located beyond the teller window, is intended primarily for use before and after banking hours, and on weekends. An average of 9 vehicles per hour use the teller window.

Mr. Shea said that there is a divider lane containing a kiosk at the bank, but the outside lane accessing the kiosk is rarely used because the kiosk is used only in emergencies when the teller window is not functional. The spaces numbered 10 through 13 on the site plan are used by employees for parking, rather than by bank customers. As there is only one vehicle every 7 minutes, there will be enough time for customers to use either the teller window or the ATM, even though they will be on the same wall, without any disruption in traffic circulation.

Janet Berdan stated that the pneumatic tube facility on the kiosk had been used only once in the last five years.

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The Board asked if a queue line formed, and if so, how many cars were involved. Ms. Berdan stated that if there are three cars in line, it is considered a back-up.

The Board asked if the ATM machine and the teller window would be used at the same time. Mr. Shea said it was possible but unlikely. During banking hours, most customers enter and exit from State Street, park and walk into the bank. The lane outside the kiosk is actually used as a pass-through lane. The Board asked if the kiosk could be relocated. Mr. Bonchak said the cost would be prohibitive.

The Board commented that the bank would naturally be looking for increased business in the future, which might require constant use of the kiosk. Mr. Shea said that if traffic increased to that point, the bank would return with another petition.

The Board asked about signage on the canopy regarding directions. Mr. Shea said that there are red and green lights on the canopy indicating whether lanes are open or closed, and submitted a photograph showing the lights on the canopy.

No other person present had any comment on the petition.

Statement of Facts

The subject premises are located at 458 Washington Street, on the corner of State Street, in a Business District. The Needham Co-operative Bank currently has a teller window on the southeast wall of the building and an island containing a kiosk parallel to the wall. The bank is requesting a Special Permit to allow the premises to contain a 24 hour ATM facility which would be installed on the same wall as the teller window, but closer to State Street.

A Site Plan of Land dated January 8, 1999, drawn by George N. Giunta, Registered Land Surveyor; a description of the use and number of vehicles; and photographs were submitted.

On February 9, 1999, the Planning Board reviewed the petition and stated it was not opposed to the request provided the kiosk is moved further up to allow a car to get by; or, if the applicant installs only one kiosk to allow vehicles to maneuver out of the lot without interfering with traffic at the kiosk.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. A Special Permit is required pursuant to Section XI of the Zoning bylaw, as the requested use of the premises for a 24 hour drive-through ATM facility is not a use allowed by right in a business district.

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It is the opinion of this Authority that the proposed traffic circulation pattern will not create a dangerous situation in regard to entering or exiting the lot. Although the submitted site plan is misleading, the kiosk will not be used unless an emergency arises, leaving clear passage for vehicles along the southwest side of the premises.

It is the opinion of this Authority that the use of the Needham Co-operative Bank ATM and teller window drive-through facilities are in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is hereby granted to Needham Co-operative Bank, as voted unanimously by this Authority at the Public Hearing, for the use of its 24 hour ATM drive-through and teller window, subject to the following condition:

1. This Special Permit shall expire one year from the date of this decision.

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

Kendall P. Bates

Kendall P. Bates, Chairman

William E. Polletta

William E. Polletta

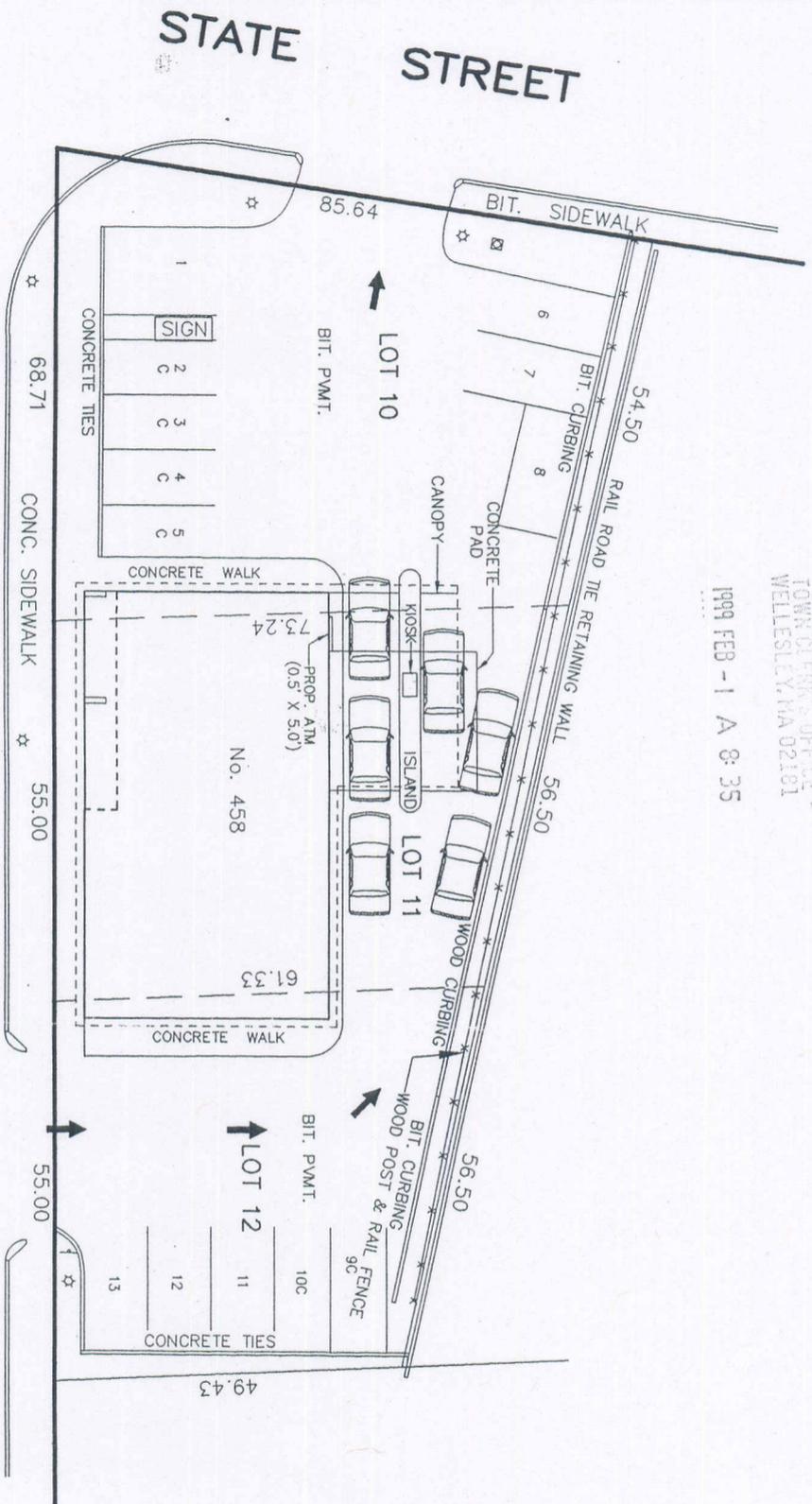
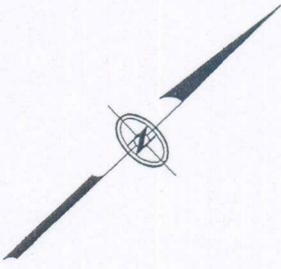
Cynthia S. Hibbard

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WASHINGTON STREET

SITE PLAN OF LAND IN WELLESLEY, MA

JAN. 8, 1999 SCALE: 1"=20'
NEEDHAM SURVEY ASSOCIATES, INC.
281 CHESTNUT STREET
NEEDHAM, MA 02192

