



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2015-33
 Petition of 463 Washington Street LLC
 463 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 9, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of 463 WASHINGTON STREET LLC requesting a Special Permit pursuant to the provisions of Section XI and Section XXV of the Zoning Bylaw for installation of an externally illuminated two-sided standing sign that will exceed the maximum area and maximum height allowed by right in a Business District, at 463 WASHINGTON STREET.

On March 23, 2015, 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 Rob Haskins, representing Leslie T. Haskins Automotive. The Petitioner is 463 Washington Street LLC.

Mr. Haskins said that he came before the Board two years ago with a proposal for two standing on two parcels that the business owns and operates. He said that the result of that meeting was a recommendation from the Board for one standing sign. He said that revisions were made and a new proposal is before this Board.

Mr. Haskins said that it is the same standing sign that was previously proposed. He said that there is an existing footing for a standing sign at the corner of Kingsbury and Washington Streets. He said that the proposed sign will replace the existing sign that says "Body Shop" on it. He said that they will reduce the size and the height of the sign but it will still being visible on the East side of Kingsbury Street.

Mr. Haskins said that they are replacing the existing signage to let the Town and the larger area know what they do for business.

The Board said that the proposed sign more closely relates to the face of the building sign on the adjoining parcel. Mr. Haskins said that on the other building, they will install green awnings on the front. He said that the proposed sign, the awnings and the signs on the building come together nicely to give the outside an updated, more presentable look.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The Petitioner is requesting a Special Permit pursuant to the provisions of Section XI and Section XXV of the Zoning Bylaw for installation of an externally illuminated two-sided standing sign that will exceed the maximum area and maximum height allowed by right in a Business District, at 463 Washington Street.

Letter of Authorization, dated 3/17/15, signed by Robert W. Haskins, Justification, Plan of Land, dated 2/12/08, and Plan 1A.1, dated 1/13/15, prepared by Poyant Signs were submitted.

On March 25, 2015, the Design Review Board reviewed the application and voted unanimously to recommend approval of the sign, as presented.

On April 9, 2015, the Planning Board reviewed the petition and recommended that the Special Permit be granted without conditions.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject sign is an externally illuminated two-sided standing sign that will exceed the maximum area and maximum height allowed by right in a Business District, at 463 Washington Street.

It is the opinion of this Authority that installation of an externally illuminated two-sided standing sign that will exceed the maximum area and maximum height, will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be will in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures; sign size, shape, and placement will serve to define or enhance architectural elements of the building and will not unreasonably interrupt, obscure or hide them; sign design will be in reasonable continuity with the mounting location, height, proportions and materials of other signage on the same or adjacent structures; sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use; and sign size, location design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

Therefore, a Special Permit is granted for installation of an externally illuminated two-sided standing sign that will exceed the maximum area and maximum height, in accordance 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 materials he may require. No sign shall be installed until said permit has been issued.

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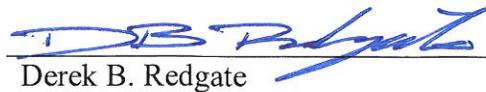
ZBA 2015-33
Petition of 463 Washington Street LLC
463 Washington Street

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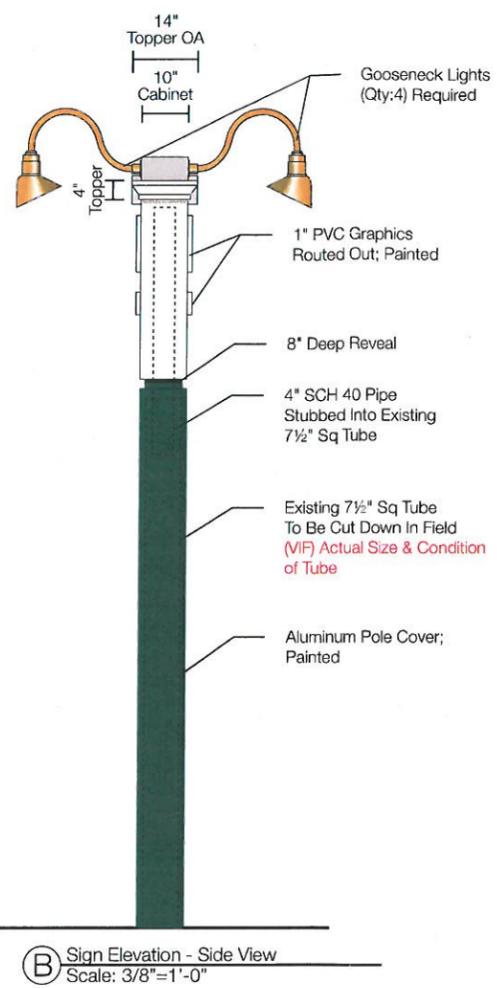
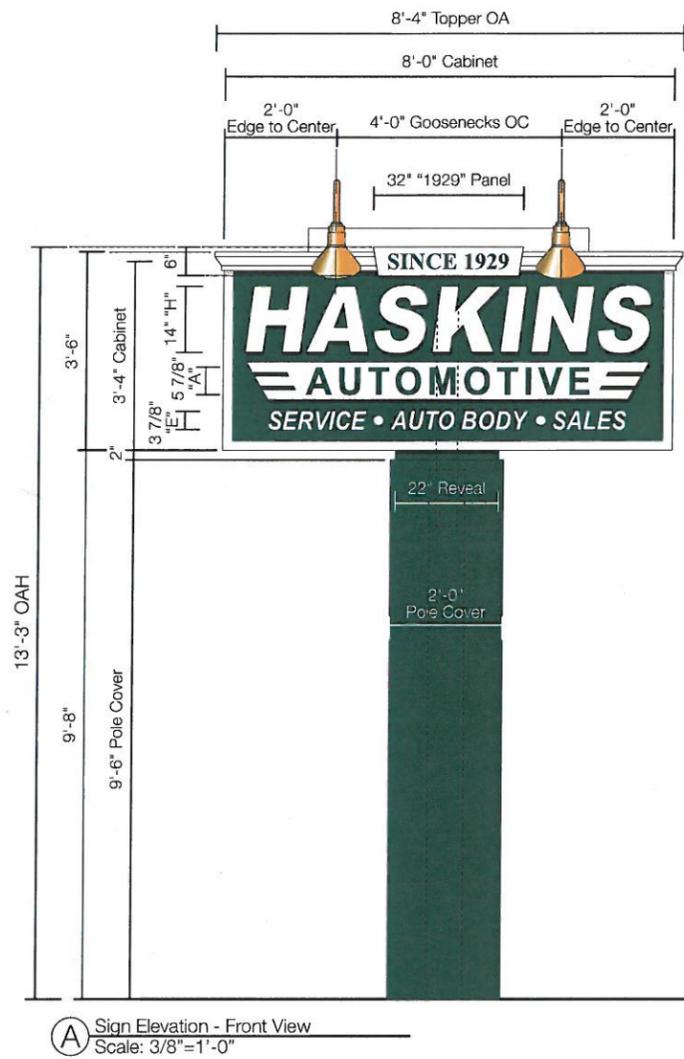
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


David G. Sheffield


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lm



Specifications
Qty = 1 26.67 Sq Ft

Double Face Externally Illuminated Pylon Sign

*Remove & Dispose of Existing Cabinet

- 10" deep Type 1 cabinet with 2" flat retainers painted white
- Faces to be 1/8" aluminum; painted Dark Green
- "Haskins" graphics & "Automotive" panel to be 1" PVC routed out; painted white, flush mounted to sign face panel
- "Service Auto Body Sales" graphics to be white opaque vinyl applied 1st surface
- Topper to be brake formed .063" aluminum; painted white
- Gooseneck mounting box to be .063" brake formed aluminum w/removable top panel for access to electrical; painted white & mounted to cabinet as required
- (Qty:4) Gooseneck lamps mounted to top brake formed aluminum box; 2 per side
- "Since 1929" panel to be 2" thick PVC mounted flush w/topper reveal w/dark green opaque vinyl applied 1st surface
- Reveal & pole cover to be .063" brake formed aluminum; painted dark green
- New pole cover & cabinet to be mounted by stubbing into existing sq steel tube
- Existing 7 1/2" Sq steel tube to be cut down & stubbed w/4" Sch 40 pipe

* (VIF) Size & condition of existing steel tube
* (VIF) 120 Volts

Colors & Materials

- Paint
- Dark Green Paint; Satin Finish To Match 3M 7500-56 PMS #3425
 - White Paint; Satin Finish
- Vinyl
- White Arlon 2100-02
 - Dark Green 3M 7500-56



125 Samuel Barnet Boulevard
New Bedford, MA 02745
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Haskins Automotive

467 Washington Street
Wellesley, MA

Project: 10486
Haskins Automotive

Sales: Mike Patenaude
Date: 01.13.15
Designer: LR

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

4.1.15 LR Rev added dims

This sign is intended to be installed in accordance with the requirements of Article 606 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of this sign.

Approved By:

Date:

Pylon Sign

Option A

