78-50

TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

FRANCIS L. SWIFT, Chairman
WILLIAM O. HEWETT
WILLIAM E. POLLETTA
WILLIAM F. CULLINANE
FRANKLIN P. PARKER
JOHN A. DONOVAN, Jr.

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of John V. Young

Pursuant to due notice the Special Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:15 p.m. on November 30, 1978, on the petition of John V. Young, requesting a special permit, under the provisions of Section XXIIA, Part C., Subpart 3. a. 7. (b) of the Zoning By-law, which will allow the petitioner to erect a standing sign on the premises owned by Thomas J. Cummings, at 402 Washington Street, with the following wording, "Carlson Realty," "Pastiques Antiques," "Cummings & Marinelli, Certified Public Accountants" and"John V. Young, Attorney at Law."

On November 14, 1978, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of the request at the hearing.

A letter favoring the request was received from Ernest G. Sibley and Dorothy C. Sibley, abutting property owners at 404 Washington Street.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.
DEC 11 3 55 PM '78

Statement of Facts

The property involved is located in a Business District on the Southerly side of Washington Street. The building on the property has recently been converted from a residential dwelling to an office building and is now occupied by the above-mentioned parties.

The petitioner seeks permission to erect a standing sign on the property in order to provide proper identification for the tenants in the building.

It was stated at the hearing that since the four separate businesses and professions opened their offices at this location, a lack of exposure to the public has been of paramount concern to the applicants. This lack of exposure, it was stated, is primarily caused by the absence of a sign, and this situation not only involves a loss to the applicants' businesses, but also to the public, as it is not sufficiently aware that these services are available to it. It is further believed by the applicant that a sign attached to the building would destroy the Victorian appearance of the building and definately would not be as visible as a sign nearer to the street because of the nearby trees and the setback of the building.

The proposed sign is designed to have four panels, mounted between two wooden posts, with the panels containing the following lettering. "Carlson Realty," "Pastiques Angiques," "Cummings & Marinelli, Certified Public Accountants"and "John Young, Attorney at Law." The lettering is to be in red on a white background, with gold trim, with 402 Washington Street above the panels. The sign is to be three feet in width and six feet in height from the ground to the top of the posts. It is requested to be located three feet back from Washington Street, approximately 46' from the easterly boundary line.

A plot plan was submitted, drawn by Carmelo Frazetti, Land Surveyor, which showed the location of the proposed sign on the lot, as well as the location of the building on the property.

Decision

The Authority has made a careful study of the evidence submitted and has taken a view of the locus. In its opinion, the erection of a standing sign, subject to the conditions hereinafter imposed, will not be injurious to the neighborhood nor to traffic and safety conditions, nor otherwise detrimental to the public safety and welfare, and will be in harmony with the general purpose and intent of Section XXIIA of the Zoning By-law.

Accordingly, the Authority hereby grants permission for a sign to be erected on the premises as shown on the plan submitted as to size and wording, subject to the following conditions:

1. That said sign shall be no nearer than fifteen (15) feet from Washington Street.

2. That said sign shall contain no more than two colors.

3. That plantings shall be placed at the base of the sign at ground level.

4. Upon the erection of the sign involved, for which a permit is hereby allowed to issue, all other signs shall be removed from the premises.

JAN 11 3 58 PM '73
MEDFIELD, MASS.
TOWN CLERK'S OFFICE
RECEIVED

Francis L. Swift
Francis L. Swift

William O. Hewett
William O. Hewett

William F. Cullinane
William F. Cullinane

Filed with Town Clerk_____