



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

81-12

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Petition of BayBank/Norfolk Trust

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, March 19, 1981 at 7:30 PM on the Petition of BayBank/Norfolk Trust, requesting a Special Permit under the provisions of Section XXIIA and Section XXV of the Zoning Bylaw, which will allow the petitioner to replace an existing standing sign with another standing sign at its 342 Washington Street location. Said sign would violate Section XXIIA, Part C, Subpart 3(a), Paragraph 7(b)2 of the Zoning Bylaw which requires that a standing sign be set fifteen (15) feet from the property line.

On February 30, 1981 the petitioner filed its request for a hearing before this Board, thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing and speaking on behalf of BayBank/Norfolk Trust was the architect, Elizabeth Padjen. Ms. Padjen stated at the hearing that it is the intention of BayBank to replace the existing standing sign located 18' from Abbott Road and 6' from the Washington Street property line, with another standing sign at the same location. The same location being requested for maximum visibility. If placed further back from Washington Street, it would be less visible because of the location of the DeFazio Building and a tree on the property. Ms. Padjen stated that BayBank favors a sign which incorporates a stone base.

Present at the hearing and speaking in favor of this request were Mary Fyffe, Tory DeFazio and Eleanor Angelakos.

Statement of Facts

The property involved is located in a Business District on the corner of Washington Street and Abbott Road.

The petitioner seeks permission to replace an existing standing sign with another standing sign. A Site Plan drawn by Oscar Padjen Architects, Inc., numbered C-1, and dated July 18, 1980 was submitted with this request indicating where the proposed standing sign is to be located. A plan of the proposed sign drawn by Padjen Architects,

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Inc., dated February 24, 1981 was submitted with this Authority. This plan shows the sign to be 6' long and 6' high by 18" deep, with a stone base. The proposed colors will be dark bronze baked enamel background with white lettering.

Ms. Padjen stated a traffic study conducted on the site ascertained that visibility was fine within a 20' traffic view and depth.

A letter dated March 16, 1981 submitted by Elizabeth Padjen requested that the sign be internally illuminated rather than externally illuminated with floodlights. This request was made because of a fear of vandalism with the floodlights.

As a result of a review by the Design Review Board, Ms. Padjen submitted an alternative design plan prepared by Padjen Architects, Inc., and dated March 18, 1981, showing the same size sign mounted on metal posts rather than a stone base. The Design Review Board included the following comments in their letter dated March 11, 1981:

- a) The standing sign should be located 15' from the Washington St. street line;
- b) The sign be redesigned to reduce the bulk of the sign by separating the stone base from the sign to introduce airspace and allow visibility.
- c) Internal illumination of the sign be allowed.

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Decision

This Authority has made a study of the evidence submitted and at least one member has taken a view of the locus.

With due consideration of the report of the Design Review Board, it is the unanimous opinion of this Authority that the erection of the internally illuminated, stone base, standing sign as proposed by the Petitioner, subject to the Conditions hereinafter imposed, will not be injurious to the neighborhood, nor to traffic and safety conditions, and will be in harmony with the general purpose and intent of the Zoning Bylaws.

Accordingly, the Inspector of Buildings is authorized to issue a permit to erect the proposed internally illuminated, stone base, standing sign as shown on the plan dated February 24, 1981 and on file with this Authority, subject to the following Conditions:

1. That the standing sign shall be located as shown on the Site Plan submitted and in no case shall it be closer than six (6) feet from the Washington Street property line nor eighteen (18) feet from the Abbott Street property line.
2. That the sign shall be illuminated only during the hours that the building is open to the public.
3. That the illuminated standing sign shall not cast any glare onto any portion of any street.
4. That the sign contain no colors other than those represented at the Public Hearing (dark bronze baked enamel background with white lettering).

William F. Cullinane

William F. Cullinane, Chairman

John A. Donovan, Jr.

John A. Donovan, Jr.

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