

TOWN OF WELLESLEY



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MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2004-51

Petition of Town of Wellesley/Wellesley Police Department
485 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 12, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of TOWN OF WELLESLEY/WELLESLEY POLICE DEPARTMENT requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to install a double sided, externally illuminated, standing sign with a total area of 30 square feet (15 square feet per panel) at a height of 5 feet set back a minimum of 8 feet from the front property line to identify the Wellesley Police Station at 485 WASHINGTON STREET in a Limited Residence District. Said sign will exceed the allowed area of 1 square foot, the allowed height of 4 feet and will have less than the allowed minimum setback of 15 feet.

On July 26, 2004, the petitioners 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 Police Chief, Terrence Cunningham, who said that visibility of the sign that currently identifies the Wellesley Police Station is a problem for drivers traveling westbound on Washington Street. There were two recent emergency situations where the drivers were unable to locate the Police Station.

Mr. Chuck Eberl, 480 Washington Street and Mr. Jim Gareau, 482 Washington Street, said that they did not want to see the approval of an oversized sign for the Police Department setting a precedent for other businesses located on Washington Street.

The Board asked when the sign would be illuminated. Chief Cunningham said that the sign would be illuminated from dusk until dawn.

The Board asked if the lettering would be gold or yellow, and if the red outline of the letters shown on the drawing would be used. Chief Cunningham said that the letters would be yellow with red outline. The Board asked if the curve at the bottom of the sign would be shortened, bringing in the corners to create a stronger line, as recommended by the Design Review Board. Chief Cunningham said that the new sign design would incorporate the Design Review Board's recommendation.

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Mr. Adrian Riseborough, 6 Morton Street, asked why the new sign could not be placed in the same location as the old one. Chief Cunningham said that the sign company had recommended the new location for visibility purposes. He said that they had received three separate proposals from sign companies and the proposal for this location was set back the farthest from the road.

The Board noted that the Planning Board had no objection to granting the request.

Statement of Facts

The subject property is located at 485 Washington Street, in a Limited Residence District, and is owned by the Town of Wellesley.

The petitioners are requesting a Special Permit to install a double sided, externally illuminated, standing sign with a total area of 30 square feet (15 square feet per panel) at a height of 5 feet set back a minimum of 8 feet from the front property line to identify the Wellesley Police Station. Said sign will exceed the allowed area of 1 square foot, the allowed height of 4 feet and will have less than the allowed minimum setback of 15 feet.

A Town Plan showing the location of the new sign, sketch of the new sign, and photographs were submitted.

R. Arnold Wakelin, Jr., Executive Director of General Government Services formally endorsed the proposal to relocate and redesign the Wellesley Police Department sign, located at 485 Washington Street, Wellesley.

On June 30, 2004 the Design Review Board reviewed the petition and voted to, "Recommend to the Zoning Board of Appeals approval of the proposed standing sign located in a Limited Residential District as presented, subject to the minor alteration of the curvature at the bottom of the sign."

On August 10, 2004, the Planning Board reviewed the petition and had no objection to granting the request.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner is requesting a Special Permit to exceed the total area and height allowed, with less than the minimum front setback, and to externally illuminate the new sign.

It is the finding of this Authority that the installation of a double sided, externally illuminated, standing sign with a total area of 30 square feet (15 feet per panel) at a height of 5 feet set back a minimum of 8 feet from the front property line is in harmony with the intent and purpose of Section XXIIA of the Zoning Bylaw.

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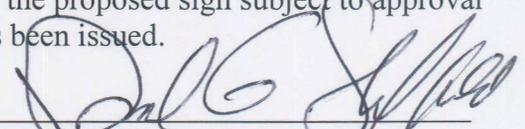
Therefore, a Special Permit is granted, as voted unanimously by this Authority, to install the sign in accordance with the submitted drawings, subject to the following condition:

1. The curve at the bottom of the sign is shortened by bringing in the corners to create a stronger line.

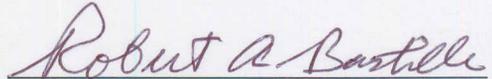
The Inspector of Buildings is hereby authorized to issue a permit for the proposed sign subject to approval of a sign application. No sign shall be installed until said permit has been issued.

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.

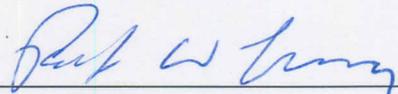
Cc: Planning Board
Inspector of Buildings
lrm



David G. Sheffield, Acting Chairman



Robert A. Bastille



Robert W. Levy

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