

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2006-30

Petition of Lindwell SC, Inc., Lindwell OP, Inc., and Lindwell Realty Trust
Citizens Bank
182 Linden Street

Petition of LINDWELL SC, INC., LINDWELL OP, INC., and LINDWELL REALTY TRUST requesting a Special Permit pursuant to the provisions of Section XI, Section XIVG and Section XXV of the Zoning Bylaw to allow it to use the premises at 182 LINDEN STREET to be used as a two lane drive-through facility, namely a drive-through window and a pneumatic tube facility for Citizens Bank where business is transacted from the vehicles of customers or patrons, which is a use not allowed by right in the Linden Street Corridor Overlay District.

On March 9, 2006, 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 Christopher Lovett, Vanasse, Hangen, Brustlin, who said that there will be two drive-throughs and a third bypass lane at the Citizens Bank facility.

The Board asked if there will be signs to identify the lanes. Mr. Lovett said that there will be.

Jim Lamp, Eastern Development, said that there will be one manned and one pneumatic tube drive-through. He said that the ATM will be located along the building past the drive-through.

The Board asked if the hours of operation of the outside pneumatic equipment would be limited to 8 a.m. to 8 p.m. This facility is located close to residences. Tim Sullivan, Eastern Development, said that he did not expect the bank to be open for all of those hours so that would not be a problem.

The Board said that there does not appear to be any directional controls other than what is painted on the pavement. Mr. Lamp said that signage will be verified when the petitioner comes back before the Board with the sign package on June 15, 2006.

The Board asked if there will be outside lighting under the canopy. Mr. Sullivan said that there will be.

The Board said that there are a number of banks in the area that keep their ATM lights on all night. The lights should not be on all night at this location since this is near a residential area. There are other Citizens Bank offices in Town that have an ATM inside. Mr. Lamp said that they have both here. Mr. Sullivan asked if they could turn the lights out at 10 p.m. when the other businesses close. The Board said that is acceptable. The Board confirmed that after 10 p.m. access is for pedestrians only.

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The Planning Board stated that it had no objection to granting the special permit request. The Board further stated that the parking lot circulation allows for safe ingress and egress of the drive-through. The Board recommended that illumination for signage for the drive-through windows be turned off when the business is not open to the public.

Statement of Facts

The subject property is located at 182 Linden Street, in the Linden Street Corridor Overlay District, where business transacted from the vehicles of customers or patrons is a use not allowed by right. The property, owned by Lindwell SC, Inc., Lindwell OP, Inc., and Lindwell Realty Trust, will be occupied by Citizens Bank and will have two drive-throughs and a third bypass lane. There will be one manned teller facility and one pneumatic tube facility at the drive-throughs.

Access to the teller window and the pneumatic tube facility is made from the northwesterly end of the building.

The hours of operation of the outside pneumatic equipment the drive-through facilities will be limited to 8 a.m. to 8 p.m. and the drive-up ATM will operate until not later than 10:00 p.m.

Citizens Bank Drive Through Layout Plan, dated February 28, 2006, drawn by Vanasse, Hangen, Brustlin, Inc., was submitted.

On March 22, 2006, the Design Review Board approved the exterior design of the drive-throughs.

On April 10, 2006, 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. A Special Permit is required pursuant to Section XI and Section XIVG of the Zoning Bylaw, for a drive-through facility where business transacted from the vehicles of customers or patrons is not a use allowed by right in the Linden Street Corridor Overlay District.

It is the opinion of this Authority that the traffic circulation pattern shall not create a dangerous situation in the parking lot, and that the use of the premises to contain a drive-through teller window, a pneumatic tube facility, and a bypass lane is in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted to Lindwell SC, Inc., Lindwell OP, Inc., and Lindwell Realty Trust, as voted unanimously by this Authority at the Public Hearing, for the use of its premises for two drive-through facilities and bypass lane, subject to the following conditions:

1. Signage shall be subject to review by the Board of Appeals.
2. The hours of operation of the outside pneumatic equipment will be limited to 8 a.m. to 8 p.m. and the drive-up ATM will operate until not later than 10:00 p.m.
3. All canopy lighting will be turned off at 10:00 p.m.
4. Canopy lighting will be recessed in the ceiling.
5. There will be pedestrian access only to the Bank after 10:00 p.m.

This Special Permit shall expire two years from the date time stamped on this decision.

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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

J. Randolph Becker

cc: Planning Board
Inspector of Buildings
lrm