

**ZONING BOARD OF APPEALS**

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

RICHARD L. SEEGEL, CHAIRMAN
CYNTHIA S. HIBBARD
DAVID G. SHEFFIELDLENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208J. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY
DAVID L. GRISSINO

ZBA 2007-74

Petition of Haskins Automotive
467 Washington Street

Petition of HASKINS AUTOMOTIVE requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to install a 3.5 foot by 7 foot externally illuminated two-sided standing sign, with a total area of 49 square feet, at a height of 8 feet, setback 6.5 feet from the property boundary, at 467 WASHINGTON STREET, that will exceed the total area, height and setback that is allowed by right in a Business District.

On October 23, 2007, 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 were Jeff Newman from Sign*A*Rama, Framingham and Bob Haskins (the "Petitioner"), who said that the proposal is to replace an existing sign.

Mr. Newman said that the proposed sign will be 49 square feet. He said there will be two wall signs and one standing sign on the property. The proposed sign will be externally illuminated with uplighting. Mr. Haskins said that the business operates from 6:00 a.m. to 6:00 p.m. The Board said that the lighting should be on a timer that shuts off no later than 8:00 p.m.

Mr. Newman said that the existing sign is setback 10 feet from the lightpole. He said that the proposed sign will be lower than the existing sign.

The Board read a letter of opposition that had been received from a neighbor.

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

Statement of Facts

The subject property is located at 467 Washington Street, in a Business District.

The Petitioner is requesting a Special Permit to install a 3.5 foot by 7 foot externally illuminated two-sided standing sign, with a total area of 49 square feet, at a height of 8 feet, setback 6.5 feet from the property boundary.

Submittals from the Petitioner

- Proposed Sign Drawings, dated 1/31/05, drawn by Sign*A*Rama
- Photographs of Existing and Proposed signs

On September 26, 2007, the Design Review Board voted to recommend that the Zoning Board of Appeals approve the proposed standing sign provided that the sign be composed of a green background with white letters to read "Haskins" at the top of the sign and "Automotive Repair" on the bottom of the sign.

On October 29, 2007, the Planning Board reviewed by 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 install a 3.5 foot by 7 foot externally illuminated two-sided standing sign, with a total area of 49 square feet, at a height of 8 feet, setback 6.5 feet from the property boundary that will exceed the total area, height and setback that is allowed in a Business District.

It is the opinion of this Authority that granting a Special Permit to allow for installation of a 3.5 foot by 7 foot externally illuminated two-sided standing sign is in harmony with the intent and purpose of Section XXIIA of the Zoning Bylaw.

Therefore a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing for installation of a 3.5 foot by 7 foot externally illuminated two-sided standing sign, with a total area of 49 square feet, at a height of 8 feet, setback 6.5 feet from the property boundary, subject to the following condition:

- exterior lighting of the sign shall be on a timer that shall shut off no later than 8:00 p.m.

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.

ZBA 2007-74
Petition of Haskins Automotive
467 Washington Street

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

J. Randolph Becker

Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm