

**ZONING BOARD OF APPEALS**

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

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ZBA 2008-50  
Petition of WB Wellesley Inn, LLC  
576 Washington Street

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Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, July 10, 2008 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of WB WELLESLEY INN, INC. requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to install a 3 foot 10 inch by 200 foot temporary construction screen, with a total area of 766 square feet, set at a height of 4 feet above the ground, at 576 WASHINGTON STREET, in a Commercial District.

On June 24, 2008, 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 Meredith Christensen, Jones, Lang, LaSalle, who are the developers for the project for WB Wellesley Inn, Inc. (the "Petitioner"). She said that the request is for a Special Permit to install a construction sign along Washington Street. The proposed sign will replace the existing green scrim that was installed prior to demolition of the Wellesley Inn. Replacement of the green scrim will be primarily for aesthetic reasons.

Ms. Christensen said that the Design Review Board had requested that there be viewing holes for the general public to see what was going on with the project.

Ms. Christensen said that the proposed scrim will have a phone number and website for contact information. There will be no illumination of the scrim. The scrim will sit on top of jersey barriers.

The Board said that the architectural rendering and the "Durant" logo are identifying features of the property. There are other properties in town with signs that identify the phone number to call.

The Board said that the scrim could be considered a temporary sign. Ms. Christensen said that the scrim will be in place for the duration of construction, which is estimated to be 18 months. She said that the scrim will probably come down when they are ready to proceed with the landscape work.

The Board said that the scrim will exceed the total area that is allowed by right.

The Board said that temporary signs shall not be maintained for more than 30 days unless proper sign permits have been issued by the Building Inspector.

Ms. Christensen said that the 40 foot panels were designed that to be viewable without getting lost in the design. The Board said that the design helps to minimize the perception of a large billboard.

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 576 Washington Street, in a Commercial District.

The Petitioner is requesting a Special Permit to install a 3 foot 10 inch by 200 foot temporary construction screen, with a total area of 766 square feet, set at a height of 4 feet above the ground.

#### Submittals from the Petitioner

- Proposed Construction Screen, dated 6/11/08
- Proposed Section of Construction Screen, dated 6/11/08
- Locus Map, dated 4/25/08, prepared by CBT
- Photographs

On May 28, 2008 the Design Review Board voted to

Recommend the ZBA approve the proposed screen sign to be located along the frontage of 576 Washington Street, to extend 200' having 4 photos, and 5 text designs repeated and centered.

#### 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 foot 10 inch by 200 foot temporary construction screen, with a total area of 766 square feet, set at a height of 4 feet above the ground, that will exceed the total area that is allowed in a Commercial District.

It is the opinion of this Authority that granting a Special Permit to allow for installation of a 3 foot 10 inch by 200 foot temporary construction screen, with a total area of 766 square feet, set at a height of 4 feet above the ground 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 a 3 foot 10 inch by 200 foot temporary construction screen, with a total area of 766 square feet, set at a height of 4 feet above the ground, subject to the following condition:

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- The temporary construction screen shall be removed in its entirety 18 months after issuance of the construction permit or when the Building Inspector deems that the screen is no longer required for public safety.

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.

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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.

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J. Randolph Becker, Acting Chairman

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Robert W. Levy

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David L. Grissino

cc: Planning Board  
Inspector of Buildings  
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