

**ZONING BOARD OF APPEALS**

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

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DAVID G. SHEFFIELDLENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208
web: www.wellesleyma.govJ. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY
DAVID L. GRISSINO

ZBA 2009-27

Petition of Dana Hall School

Farm Road & Eliot Street (Farm Rd & Dana Rd)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 11, 2009 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of DANA HALL SCHOOL requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for installation of a 4 foot by 12 foot internally illuminated standing sign to serve as a scoreboard, with a total area of 48 square feet, set at a height of 8 feet above the ground, at FARM ROAD & ELIOT STREET, in an Educational District.

On May 26, 2009 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 Jim Wernig and Rob Ayres, who were representing Dana Hall School (the "Petitioner").

Mr. Wernig said that the sign in question will not be located on the corner of Farm Road and Eliot Street. He said that it will be located at the corner of Farm Road and Dana Road. He said that the sign will be approximately 275 feet from Eliot Street.

The Board asked how the proposed sign (scoreboard) will compare to the one that was recently installed at Reidy Field. Mr. Wernig said that it will be the same except that the proposed scoreboard will be located on a hill. He said that the scoreboard will be installed eight feet off of the ground to prevent workers from hitting their heads and vandalism.

Mr. Wernig said that the control panel for the scoreboard will be remote controlled. He said that the power will be underground. He said that the lines will be encapsulated in the steel I-beam that holds the sign up and will go down the street and into the school panel. Mr. Wernig said that there will be a receiver inside the scoreboard for changing the numbers. He said that someone on the field will have a remote control to change the numbers. He said that there will be no permanent facilities required for that.

Mr. Wernig said that the cluster of landscape around the scoreboard will be maintained.

The Board said that the Zoning Bylaw restricts the number of colors for internal illumination of signs to two. Mr. Wernig said that only the red numbers will be illuminated.

Carol Abrahams, 23 Temple Road, said that she is an abutter to Dana Hall and the field. She asked where the scoreboard will be located. Mr. Wernig displayed on a plan the proposed location of the scoreboard.

Ms. Abrahams asked about the plantings around the scoreboard. The Board said that the plan that was attached to the application shows three pine trees to the east between the sign location and Farm Road. The back of the scoreboard will be screened from Farm Road by the three trees. Ms. Abrahams said that the trees that were discussed are tall pine trees. She said that the trunks do not shield the view. The Board confirmed that the rear of the scoreboard will be black.

Ms. Abrahams asked if the scoreboard will be lit up all night. Mr. Ayres said that the scoreboard will be used on Wednesdays and Fridays. He said that it will be lit up only during the games.

Chris Cavallerano, 11 Temple Road, said that he is an abutter. He asked if the scoreboard will emit any noise. Mr. Wernig said that the scoreboard will use LED's and will not emit noise.

Mr. Cavallerano said that he is concerned about public safety. He asked if there will be increased traffic and parking. Mr. Ayres said that the use of the field will not increase due to installation of the scoreboard.

The Board said that it was concerned about the erroneous location of the sign that was listed on the notification to the abutters. The Board said that it would allow the petition at the risk of the applicant.

Statement of Facts

The subject property is located at Farm Road and Dana Road, in an Educational District.

The Petitioner is requesting a Special Permit to install a 4 foot by 12 foot internally illuminated standing sign to serve as a scoreboard, with a total area of 48 square feet, set at a height of 8 feet above the ground.

A Site Plan titled Dana Hall School, Daktronics Sign Rendering, dated 3/16/09, Daktronics Installation Specs, dated 2/15/93, Daktronics S0-918 soccer Scoreboard Specifications, and photographs were submitted.

On March 26, 2009, the Design Review Board voted unanimously to

Recommend the Zoning Board of Appeals approve the proposed standing sign/score board to be located at Dana Hall School.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject standing sign will exceed the height, area and letter height requirements for Educational Districts. The subject standing sign will require a Special Permit for internal illumination.

It is the opinion of this Authority that installation of a 4 foot by 12 foot internally illuminated standing sign to serve as a scoreboard, with a total area of 48 square feet, set at a height of 8 feet above the ground will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw.

Therefore, a Special Permit is granted for installation of a 4 foot by 12 foot internally illuminated standing sign to serve as a scoreboard, with a total area of 48 square feet, set at a height of 8 feet above the ground, subject to the following conditions:

1. Only one color shall be illuminated on the scoreboard..
2. Illumination shall occur only during actual use of the scoreboard during games
3. All existing trees shall remain.

The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other materials he may require. 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.

J. Randolph Becker, Acting Chairman

David L. Grissino

Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm