



## ZONING BOARD OF APPEALS

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

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ROBERT W. LEVY  
WALTER B. ADAMS

ZBA 2012-31  
Petition of Citizens Bank  
182 Linden Street

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2012 MAY 16 10 24 AM

Record Owner of Property: FR Linden Square Inc. c/o Federal Realty

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 3 2012 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of CITIZENS BANK requesting renewal of a Special Permit pursuant to the provisions of Section XIII, Section XIVG and Section XXV of the Zoning Bylaw to allow its premises at 182 LINDEN STREET to continue to be used as a three lane drive-through facility, namely one drive-through manned teller facility, one drive-through pneumatic tube facility, and one bypass lane, where business is transacted from the vehicles of customers or patrons, which is a use not allowed by right in an Industrial District.

On April 18, 2012, 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 David Howe, Vice President, Property Services, Citizens Bank and Julie Lobby, Branch Manager.

Mr. Howe said that the request is to continue the Special Permit for an additional two years under the same terms and conditions that they are currently operating under.

The Board said that vehicles have to make a 180 degree turn in order to get to the drive-through. The Board said that there is no sign to indicate where to enter the drive-through. The Board said that there is only a do not enter sign. The Board asked if there have been any problems with customers finding the drive-through lane. Ms. Lobby said that that there have not been any problems that she knows of.

The Board said that there is a dumpster in the roadway in the approach to the window. Ms. Lobby said that is the bank's dumpster. She said that it is locked and secured. The Board said that was not part of the original Site Plan Approval for the whole development to have a dumpster there.

The Board asked if the dumpster could be relocated. Ms. Lobby said that they could probably move it behind the building. Mr. Howe said that they would look into that.

The Board said that the dumpster should be screened.

The Board said that Citizens Bank should talk to the landlord about a platform and screening for the dumpster. The Board said that the Applicant should get back to Board on that issue in a couple of months.

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 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 is owned by FR Linden Square Inc. and is occupied by Citizens Bank. The three lane drive-through facility will consist of one drive-through manned teller facility, one drive-through pneumatic tube facility, and one bypass lane.

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 at the drive-through facilities will be limited to 8 am to 8 pm and the drive-up ATM shall operate no later than 10 pm, as the Development Agreement limits the hours of operation of the drive-through facilities to 10 pm.

On April 19, 2012, the Planning Board reviewed the petition and recommended that no action be taken.

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 XIII, Section XIVG and Section XXV of the Zoning Bylaw, as a drive-through installation where business is 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 three lane drive-through facility consisting of one drive-through manned teller facility, one drive-through pneumatic tube facility, and one bypass lane, is in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, a Special Permit is granted to Citizens Bank, as voted unanimously by this Authority at the Public Hearing, for the use of a portion of its premises as a three lane drive-through facility consisting of one drive-through manned teller facility, one drive-through pneumatic tube facility and one 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 shall be limited to 8 am to 8 pm and the drive-up ATM shall operate not later than 10 pm.
3. Canopy lighting shall be recessed in the ceiling.
4. There shall be pedestrian access only to the Bank after 10 pm.
5. The Applicant shall return to the Board with a plan to relocate the dumpster to a location behind the building on a pad and with screening.

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

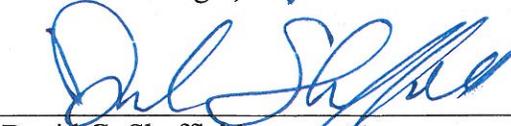
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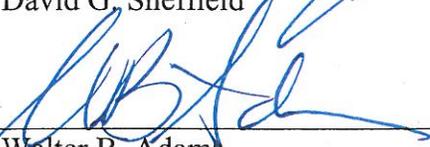
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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
Richard L. Seegel, Chairman

  
David G. Sheffield

  
Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
lrm



**David V. Howe**  
Vice President – Asset Management  
RBS Citizens  
Property Services  
36 Washington Street  
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June 12, 2012

Zoning Board of Appeals  
Town of Wellesley  
525 Washington St.  
Wellesley, MA 02482-5992

***RE: ZBA 2012-31***

Dear ZBA Members,

As requested by the board, please be advised that Citizens Bank has reviewed its process for trash removal and disposal for its branch located at 182 Linden Street Wellesley. In future trash will be removed directly from the branch and no longer stored in a dumpster so there will not be any need to relocate the dumpster. The current dumpster will be removed on Friday June 15, 2012.

We trust this is a satisfactory solution to the board's concerns.

Please contact me if there are any questions or concerns.

Yours truly,

A handwritten signature in black ink, appearing to read "David Howe".

David Howe  
Vice President  
RBS Citizens, N.A.