



ZONING BOARD OF APPEALS

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

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ROBERT W. LEVY
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ZBA 2012-74
Petition of Bruce Jaffin/Caisson Construction
234 Worcester Street

Record Owner of Property: Ko Realty Corp.

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2012 OCT 16 A 10:3

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 4, 2012, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of BRUCE JAFFIN/CAISSON CONSTRUCTION requesting a Special Permit/Finding pursuant to the provisions of Section XII, Section XVII, Section XXIIA and Section XXV of the Zoning Bylaw that removal of the existing pylon sign and replacement with a smaller standing sign, at 234 WORCESTER STREET, in a Business A District, shall not be substantially more detrimental than the existing nonconforming structure.

On September 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 Himmelberger, Esq. and Bruce Jaffin (the "Petitioner"). Also present was Philip Cordeiro, P.E., Allen & Major Associates, Inc.

Mr. Himmelberger said that the request is to replace the existing 80 square foot pylon sign with a smaller pylon sign that is identical to the one previously approved at 216 Worcester Street with the exception of the fact that this sign will not contain the secondary "Scion" logo. He said that it will simply be the "Toyota" logo. He said that the total square footage of both faces of the proposed sign will be 50.62 square feet.

Mr. Himmelberger said that a Special Permit is needed for the number of signs on the property, the height of the sign, and the size in excess of 50 square feet.

Mr. Himmelberger said that the existing pylon sign appears to be at least 30 years old.

Mr. Himmelberger said that this proposed sign will be setback from the roadway. He said that it will be outside of the sight line of Hastings Street looking west to Route 9. He said that the sign has been approved in its location by MassDOT.

Mr. Himmelberger said that the proposed sign will be consistent with the sign at 216 Worcester Street and will be in harmony with the other previously approved signage on this site.

Mr. Himmelberger displayed the location of the existing and the proposed signs on a large format plan (retained by Proponent). He said that the existing sign was past the entrance. He said that the proposed sign will be in front of the entrance and will be 15 feet off of the roadway. The Board asked if the new sign will block the view of the entrance driveway. Mr. Himmelberger said that it will not.

The Board said that, since traffic will not be allowed to exit through the entrance, the sign will not block oncoming traffic.

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

Statement of Facts

The Petitioner is requesting a Special Permit for removal of the existing pylon sign and replacement with a smaller standing sign, at 234 WORCESTER STREET, in a Business A District.

Letter from David Himmelberger, dated 9/10/12, Prior ZBA Sign Permit (2011-42), issued to Viewpoint sign & Awning on 10/20/11, Required Sign Data, LD-22204 Image II Ground Sign, dated 9/4/12, prepared by Pattison Sign Group, Plot Plan showing Proposed Location, Layout Plan, C-1, dated 9/16/11 and Layout Plan-Revised Sign Location, C-1A, dated 9/12/12, prepared by Allen & Major Associates, Inc., Photograph of Toyota Sign without Scion Logo, Portions of License Agreement with MassDOT, Exhibit A – Plan of Licensed Area, dated 3/1/12, Restrictions of Work and Use, Exhibit E – Permitted Improvements, and photographs were submitted.

On September 26, 2012, the Design Review Board reviewed the application and voted unanimously to accept the proposal as presented.

On October 2, 2012, the Planning Board reviewed the petition and recommended that the Special Permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject 50.62 square foot internally illuminated standing sign set at a height of 18 feet will replace an existing 160 square foot internally illuminated standing sign set at a height of 21 feet.

It is the opinion of this Authority that installation of a 50.62 square foot internally illuminated standing sign set at a height of 18 feet to replace an existing 160 square foot internally illuminated standing sign set at a height of 21 feet, will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures; sign size, shape, and placement will serve to define or enhance architectural elements of the building and will not unreasonably interrupt, obscure or hide them; sign design will be in reasonable continuity with the mounting location, height, proportions and materials of other signage on the same or adjacent structures; sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use; and sign size, location design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic, and shall not be substantially more detrimental than the existing nonconforming structure.

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Therefore, a Special Permit is granted for installation of a 50.62 square foot internally illuminated standing sign set at a height of 18 feet to replace an existing 160 square foot internally illuminated standing sign set at a height of 21 feet, subject to the understanding that:

- The Applicant shall come back before the Board if the licensed area from MassDOT can no longer be used.

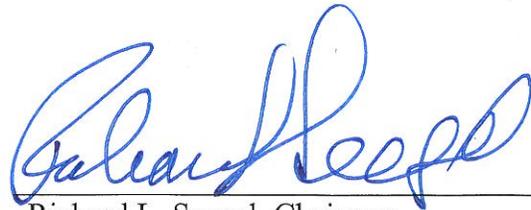
The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other materials he may require. No sign shall be installed until said permit has been issued.

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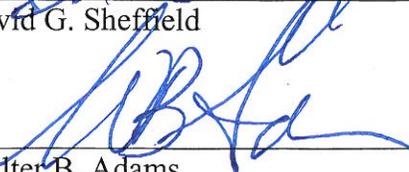
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



David G. Sheffield

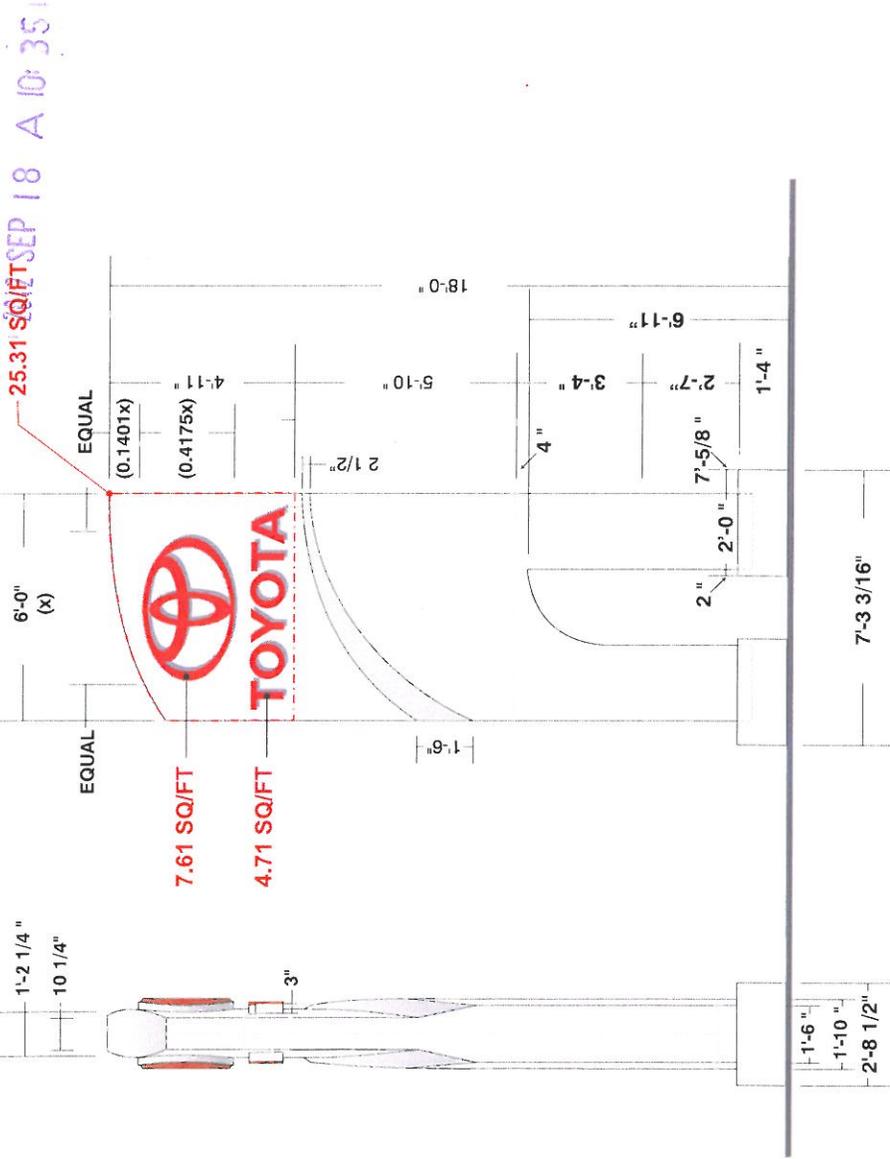


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

1 RELOCATE 618DP

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LD-22204
IMAGE II GROUND SIGN
Installation: Interior: Exterior:
Descriptions:

ENSEIGNES
PATTISON
SIGN GROUP
Tel: (506) 735-5506 Fax: (877) 737-1734 Toll Free 1-800-561-9798

Client:	TOYOTA
Site:	WELLESLEY TOYOTA #20113s
Draftsman:	LUC DUGUAY
Consultant:	ANDRE CHARETTE
Date:	09.04.2012
Page:	1 / 2
Scale:	N.T.S.

Date: / /
Customer Approval:

ISO 9001:2008 Certified Enterprise