

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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

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ROBERT W. LEVY  
WALTER B. ADAMS  
DEREK B. REDGATE

ZBA 2013-58  
Petition of MA-Wellesley, LLC  
20, 40, 45, 55, 60, 65, 80 & 100 William Street

AUG 22 P 3:10  
WELLESLEY OFFICE  
WELLESLEY MA 02482

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 8, 2013, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of MA-WELLESLEY LLC requesting a Special Permit pursuant to the provisions of Section IX, Section XXIIA and Section XXV of the Zoning Bylaw for replacement of 8 existing address signs at 20, 40, 45, 55, 60, 65, 80 & 100 WILLIAM STREET with halo lit standing signs with less than required setbacks in an Administrative/Professional District.

On July 22, 2013, 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 Leslie Shea, Esq. representing the property owners from 20 to 100 William Street, MA-Wellesley, LLC (the "Petitioner"). He said that also present were two representatives of the property management company Equity Office Properties, Dorothy Klausmann and Brett Winkler, and John Renzi, Graphic Impact Signs.

Mr. Shea said that the size of the signs was misrepresented in the initial application.

Mr. Shea said that one address sign is allowed per property and is limited to 15 square feet in an Administrative/Professional district. He said that is 7.5 feet per side of sign with a 15 foot setback requirement.

Mr. Shea said that there are eight separate parcels in Wellesley Office Park. He said that when the office park was built, the Zoning Board allowed six buildings and signs. He said that the proposed signs at 80 and 100 William Street will not comply with the 15 foot setback requirement.

Mr. Shea said that the address portion of the signs will be halo lit. He said that the signs will be uniform in nature.

Mr. Shea said that both the Design Review Board and the Planning Board submitted favorable recommendations.

The Board confirmed that only the number portion of the signs will be halo lit, not the individual tenant signs. Mr. Shea said that the lighting will be on timers and will go off by 11 pm.

Mr. Shea said that six of the signs are in the originally approved locations. The Board said that typically a site plan is submitted to show the location of the sign on the property. Mr. Renzi said that the proposed signs will go onto the existing locations. He said that underground utilities prevent relocation. The Board said that a plan should be submitted that shows the location of the signs.

Mr. Shea read Section XXIIA H.3 of the Zoning Bylaw.

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 replacement of 8 existing address signs at 20, 40, 45, 55, 60, 65, 80 & 100 William Street with halo lit standing signs with less than required setbacks in an Administrative/Professional District.

Letter to ZBA, dated 7/15/13, from Dorothy Klausmann, General Manager, Equity Office, Sign Upgrade – ZBA Application, dated 7/15/13, revised 8/2/13, prepared by Graphic Impact Architectural Signs & Displays, sign dimension plans for 20, 40, 45, 55, 60, 65, 80 & 100 William Street, dated 6/27/13, revised 7/2/13 & 8/2/13, prepared by Cadwell Sign, and photographs were submitted.

On July 18, 2013, the Design Review Board reviewed the application and voted unanimously to recommend approval of the standing signs, as presented.

On August 6, 2013, 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 signs are two-sided standing signs with a total area of 15 square feet. The setback for the signs at 20, 40 & 45 William Street will be 4 feet. The setback for the signs at 55, 60, 65 & 80 William Street will be 5 feet. The setback for the sign at 100 William Street will be 8 feet.

It is the opinion of this Authority that replacement of 8 existing address signs at 20, 40, 45, 55, 60, 65, 80 & 100 William Street with halo lit standing signs with less than required setbacks 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.

2013 AUG 22 P 3:10  
EQUITY OFFICE  
WELLESLEY MA 02482

ZBA 2013-58  
Petition of MA-Wellesley, LLC  
20, 40, 45, 55, 60, 65, 80 & 100 William Street

Therefore, a Special Permit is granted for replacement of 8 existing address signs at 20, 40, 45, 55, 60, 65, 80 & 100 William Street with halo lit standing signs with less than required setbacks, subject to the condition:

- A survey shall be submitted showing the location of the proposed signs at a location that is no closer to the street than the existing signs.

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.

2013 AUG 22 P 3:10

INSPECTOR'S OFFICE  
WELLESLEY MA 02482

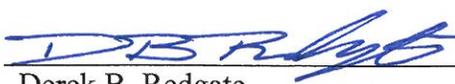
ZBA 2013-58  
Petition of MA-Wellesley LLC  
20, 40, 45, 55, 60, 65, 80 & 100 William Street

2013 AUG 22 P 3:10  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

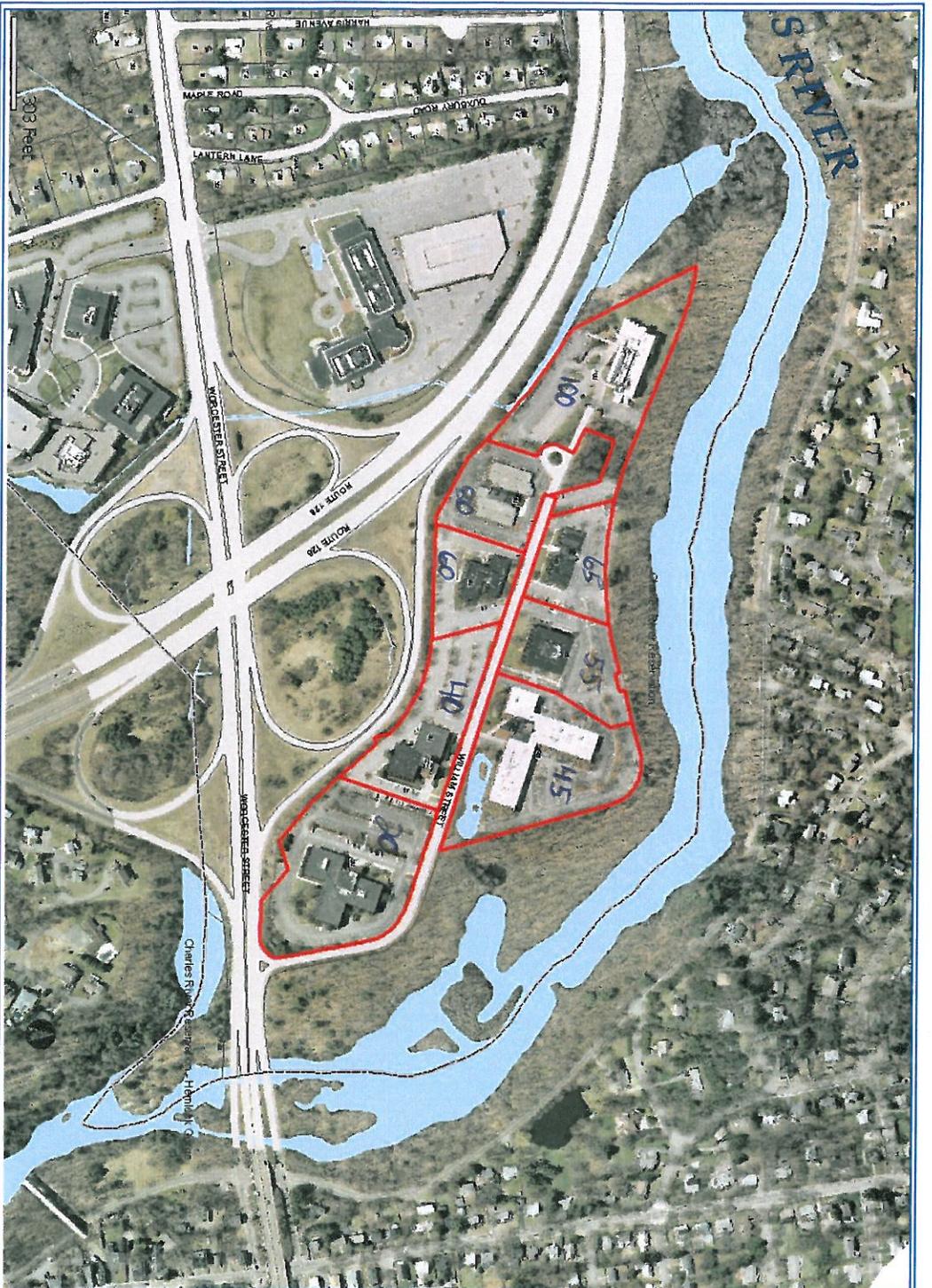
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
\_\_\_\_\_  
J. Randolph Becker, Acting Chairman

  
\_\_\_\_\_  
Robert W. Levy

  
\_\_\_\_\_  
Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm



GIS Map Print  
My Map



Locus Map

**Disclaimer**

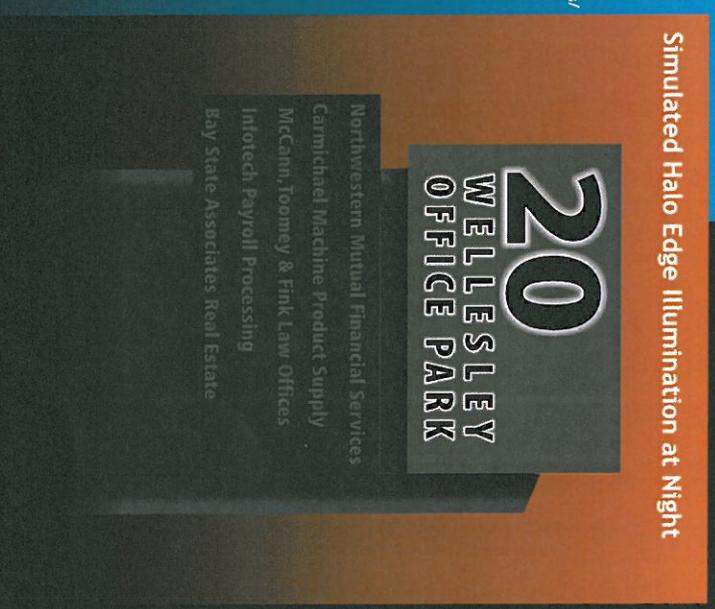
This map is for display purposes only. It is neither intended to be used as a substitute for professional engineering, architectural, or other services, nor is it intended to be used as such. Consult appropriate boards or town departments for specific questions and accuracy requirements. The Town of Woodsley expressly disclaims responsibility for damages or liability that may arise from the use of this map.



Qty (1)

DF Monument Sign... 1 1/2"=1'-0"  
7.50 sq. ft. area each side

Simulated Halo Edge Illumination at Night



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**20**  
WELLESLEY  
OFFICE PARK

Sales rep: Mr. Murray  
Job Name: Wellesley Office Park  
Job Location: Wellesley, MA

Sheet: 1 of 6

Date: 6/27/13

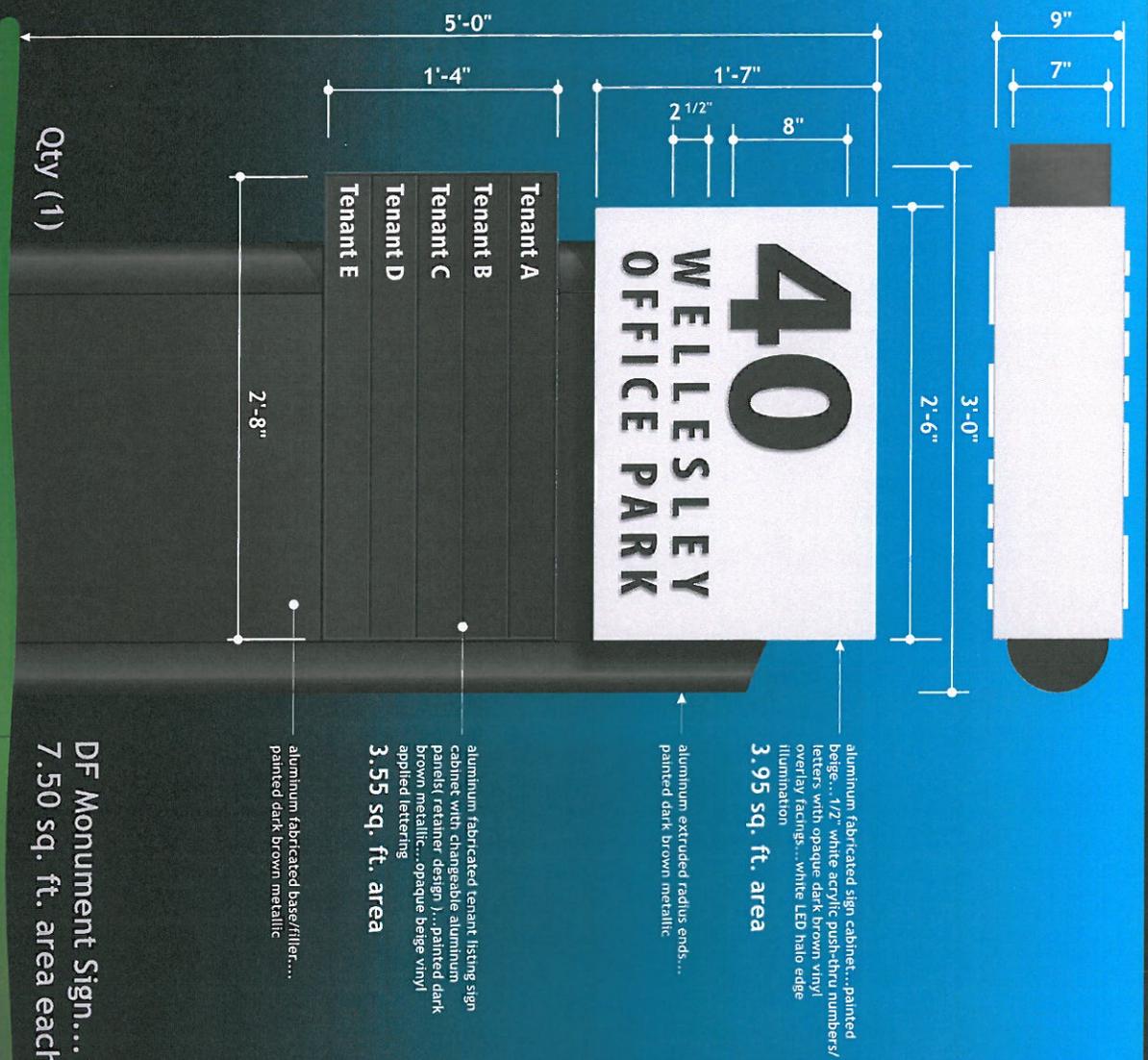
Job #: as noted

Scale: as noted

Drawn by: LH

**Wellesley**  
Office Park  
20 Williams St.  
Wellesley, MA  
Rev 8/2/13

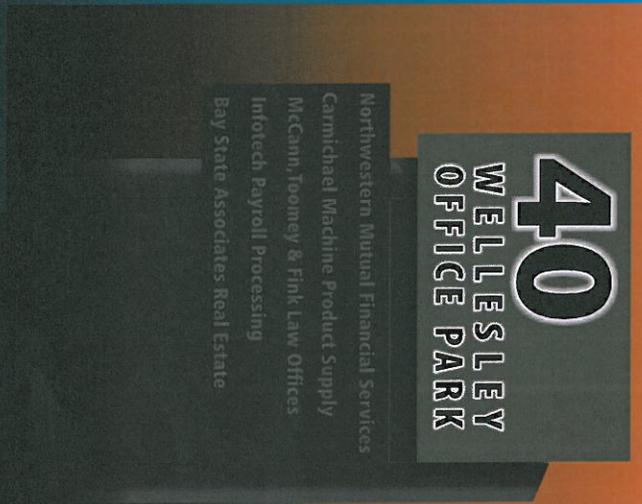
APPROVED  
 APPROVED AS NOTED  
CLIENT SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_



Qty (1)

DF Monument Sign... 1 1/2"=1'-0"  
7.50 sq. ft. area each side

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**40**  
WELLESLEY  
OFFICE PARK

Sales rep: M. Murray

Job Name: Wellesley Office Park

Job Location: Wellesley, MA

Sheets: 3 of 6

Date: 6/27/13

Job #: as noted

Scale: as noted

Drawn by: LH

**Wellesley**  
Office Park  
40 Williams St.  
Wellesley, MA  
Rev 8/2/13

APPROVED

APPROVED AS NOTED

CLIENT SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



aluminum fabricated sign cabinet...painted beige...1/2" white acrylic push-thru numbers/ letters with opaque dark brown vinyl overlay facings...white LED halo edge illumination  
**3.95 sq. ft. area**

aluminum extruded radius ends... painted dark brown metallic

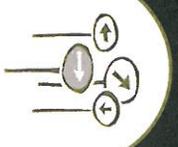
aluminum fabricated tenant listing sign cabinet with changeable aluminum panels (retainer design)...painted dark brown metallic...opaque beige vinyl applied lettering  
**3.55 sq. ft. area**

aluminum fabricated base/filler... painted dark brown metallic

DF Monument Sign... 1 1/2"=1'-0"  
 7.50 sq. ft. area each side

Qty (1)

Simulated Halo Edge Illumination at Night



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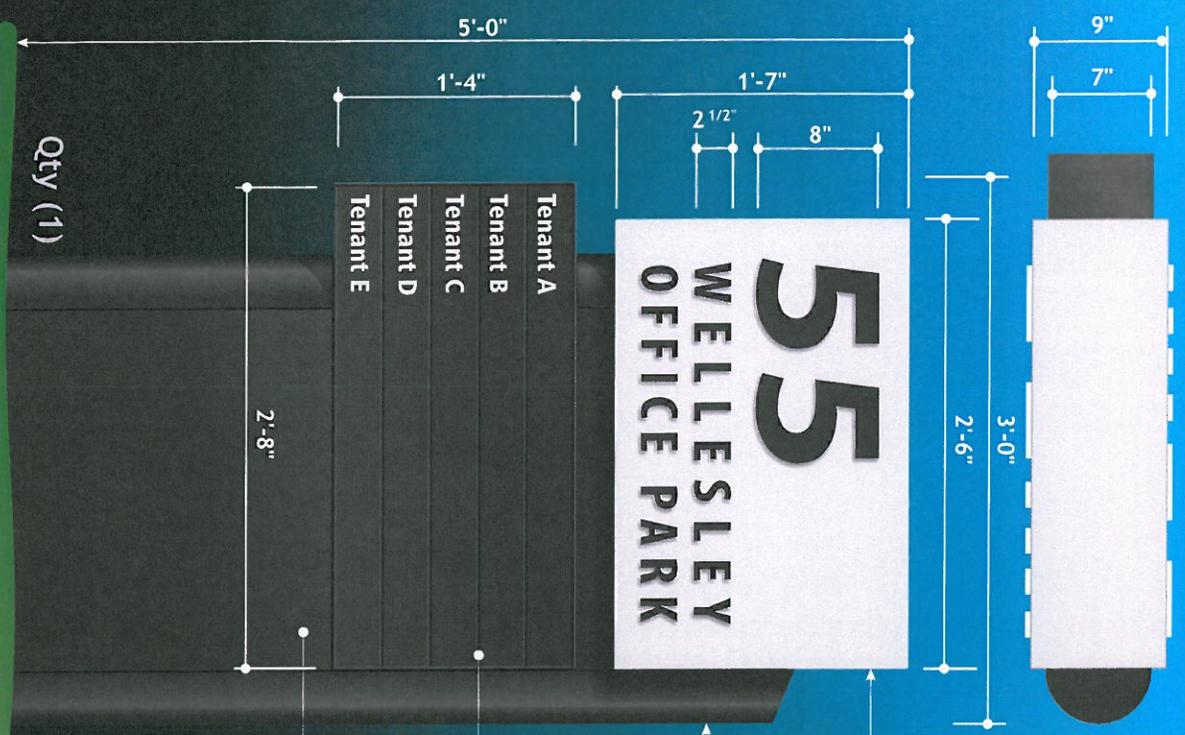
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**45**  
WELLESLEY  
OFFICE PARK

Sales rep: M. Murray  
 Job Name: Wellesley Office Park  
 Job Location: Wellesley, MA  
 Sheet: 5 of 6  
 Date: 6/27/13  
 Job #: as noted  
 Scale: LH  
 Drawn by: LH

Wellesley  
Office Park  
45 Williams St.  
Wellesley, MA  
Rev 8/2/13

APPROVED  
 APPROVED/AGNOTED  
 CLIENT SIGNATURE  
 DATE

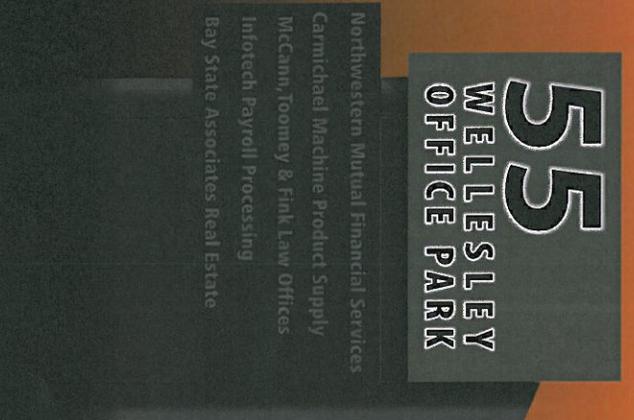


Qty (1)

- aluminum fabricated sign cabinet...painted beige...1/2" white acrylic push-thru numbers/letters with opaque dark brown vinyl overlay facings...white LED halo edge illumination  
**3.95 sq. ft. area**
- aluminum extruded radius ends...painted dark brown metallic
- aluminum fabricated tenant listing sign cabinet with changeable aluminum panels (retainer design)...painted dark brown metallic...opaque beige vinyl applied lettering  
**3.55 sq. ft. area**
- aluminum fabricated base/filler...painted dark brown metallic

DF Monument Sign... 1 1/2"=1'-0"  
7.50 sq. ft. area each side

Simulated Halo Edge Illumination at Night



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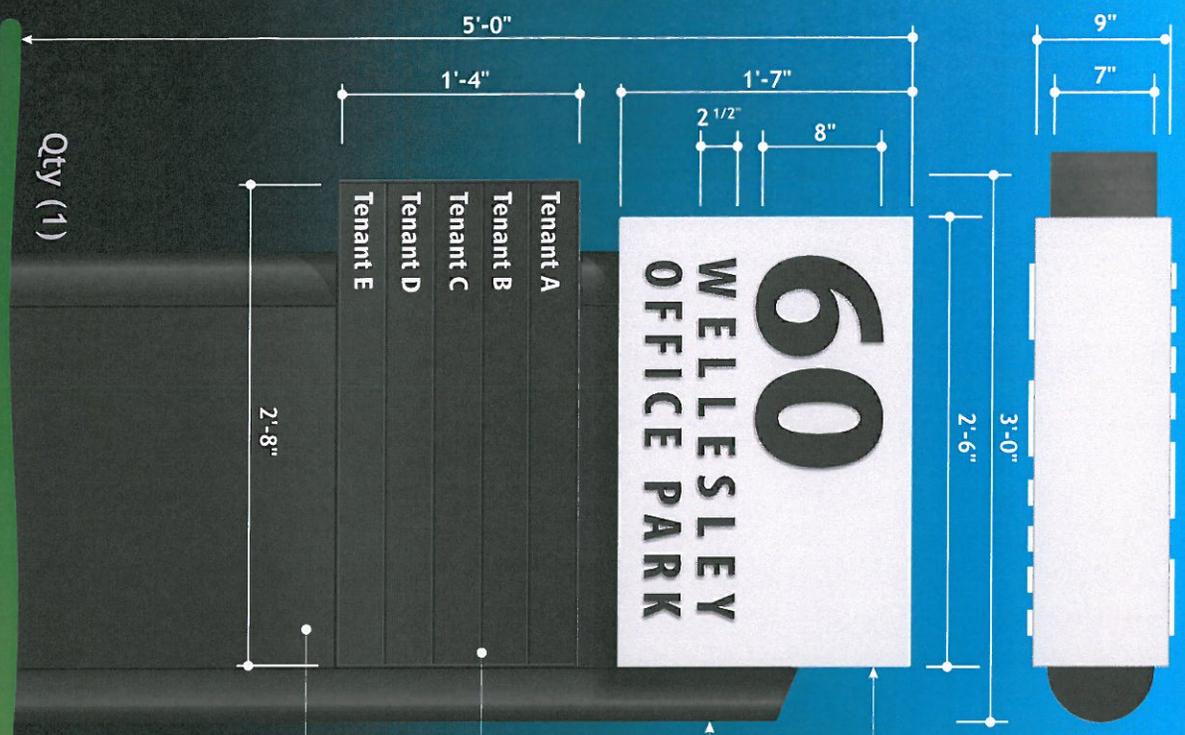
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www.cadwellsign.com

**55 WELLESLEY OFFICE PARK**

Sales rep.: Lt. Murray  
Job Name: Wellesley Office Park  
Job Location: Wellesley, MA  
Sheet: 1 of 6  
Date: 6/27/13  
Job #: as noted  
Scale: as noted  
Drawn by: LH

**Wellesley Office Park**  
55 Williams St.  
Wellesley, MA  
Rev 8/2/13

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 APPROVED AS NOTED  
CLIENT SIGNATURE  
DATE



DF Monument Sign... 1 1/2"=1'-0"  
 7.50 sq. ft. area each side

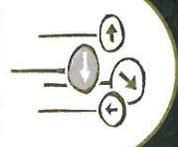
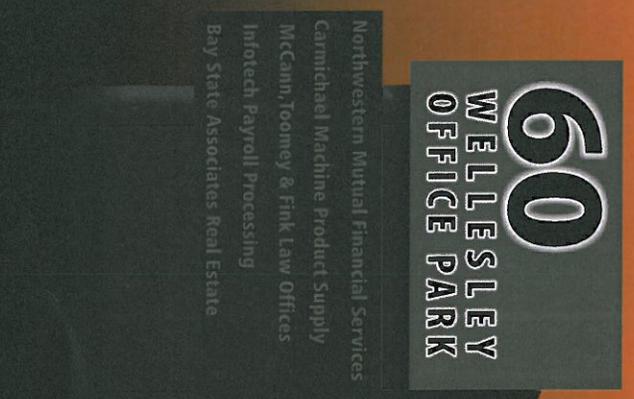
aluminum fabricated sign cabinet... painted beige... 1/2" white acrylic push-thru numbers/letters with opaque dark brown vinyl overlay facings... white LED halo edge illumination  
**3.95 sq. ft. area**

aluminum extruded radius ends... painted dark brown metallic

aluminum fabricated tenant listing sign cabinet with changeable aluminum panels (retainer design)... painted dark brown metallic... opaque beige vinyl applied lettering  
**3.55 sq. ft. area**

aluminum fabricated base/filler... painted dark brown metallic

Simulated Halo Edge Illumination at Night



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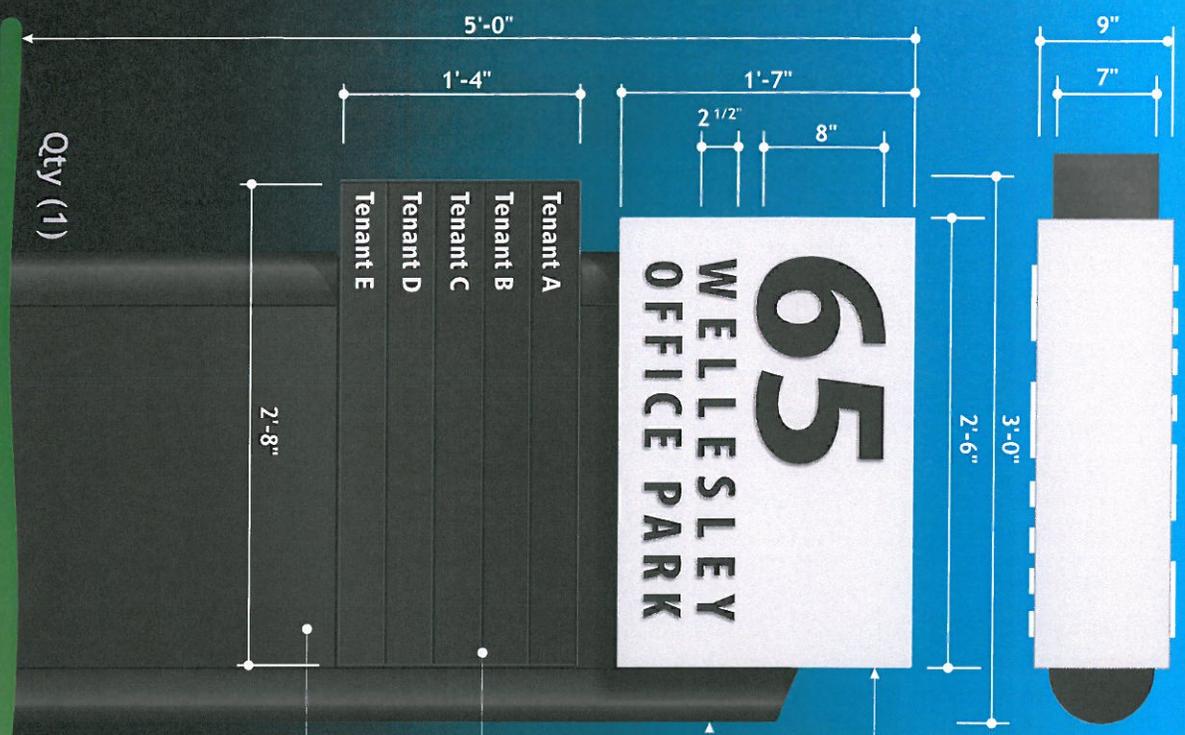
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 F 508-428-9144  
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**60**  
**WELLESLEY**  
**OFFICE PARK**

Sales rep: Mr. Murray  
 Job Name: Wellesley Office Park  
 Job Location: Wellesley, MA  
 Sheets: 4 of 6  
 Date: 6/27/13  
 Job #: as noted  
 Scale:  
 Drawn by: LH

**Wellesley**  
**Office Park**  
**60 Williams St.**  
**Wellesley, MA**  
**Rev 8/2/13**

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 APPROVED/AS NOTED  
 CLIENT SIGNATURE  
 DATE



Simulated Halo Edge Illumination at Night

aluminum fabricated sign cabinet... painted beige... 1/2" white acrylic push-thru numbers/ letters with opaque dark brown vinyl overlay facings... white LED halo edge illumination  
**3.95 sq. ft. area**

aluminum extruded radius ends... painted dark brown metallic

aluminum fabricated tenant listing sign cabinet with changeable aluminum panel (retainer design)... painted dark brown metallic... opaque beige vinyl applied lettering  
**3.55 sq. ft. area**

aluminum fabricated base/filler... painted dark brown metallic

DF Monument Sign... 1 1/2" = 1'-0"  
 7.50 sq. ft. area each side

Qty (1)



Northwestern Mutual Financial Services  
 Carmichael Machine Product Supply  
 McCann, Toomey & Fink Law Offices  
 Infotech Payroll Processing  
 Bay State Associates Real Estate

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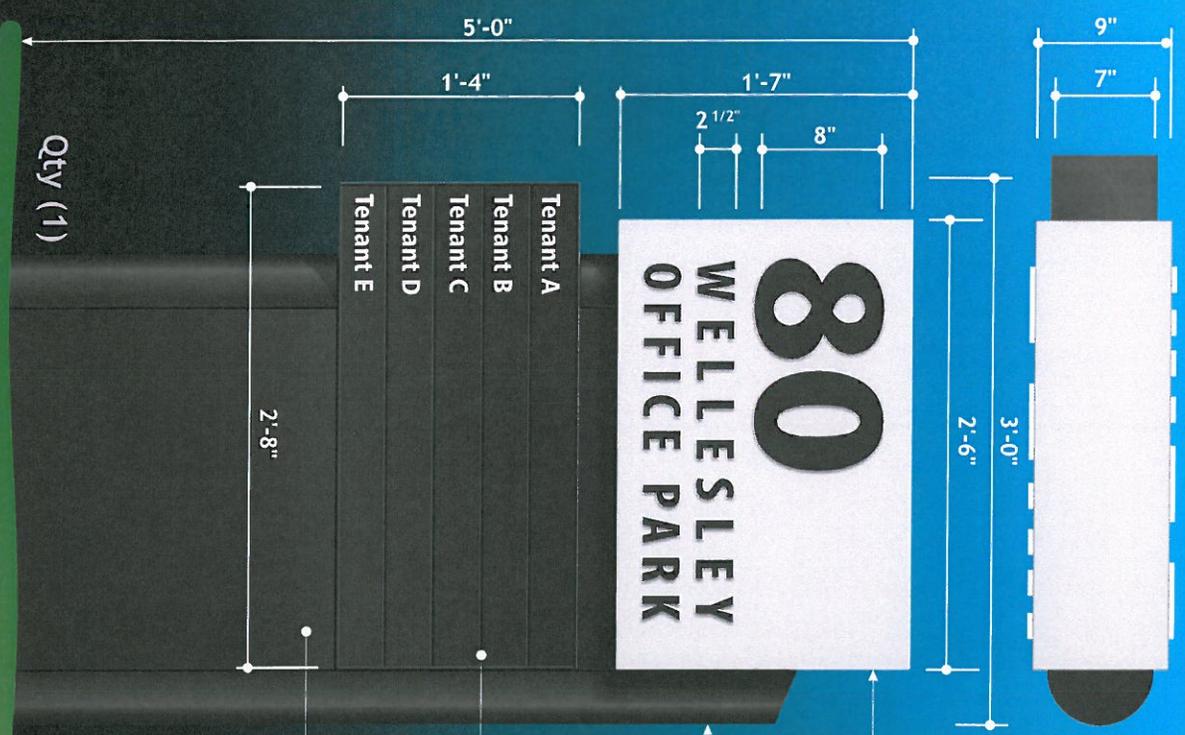
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**65 WELLESLEY OFFICE PARK**

Sales rep: M. Murray  
 Job Name: Wellesley Office Park  
 Job Location: Wellesley, MA  
 Sheets: 2 of 8  
 Date: 8/27/13  
 Job #: as noted  
 Scale: as noted  
 Drawn by: LH

**Wellesley Office Park**  
 65 Williams St.  
 Wellesley, MA  
 Rev 8/2/13

APPROVED  
 APPROVED/AS NOTED  
 CLIENT SIGNATURE  
 DATE



Qty (1)

DF Monument Sign... 1 1/2"=1'-0"  
 7.50 sq. ft. area each side

aluminum fabricated sign cabinet... painted beige... 1/2" white acrylic push-thru numbers/letters with opaque dark brown vinyl overlay facings... white LED halo edge illumination  
**3.95 sq. ft. area**

aluminum extruded radius ends... painted dark brown metallic

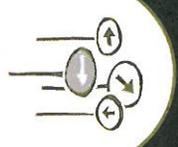
aluminum fabricated tenant listing sign cabinet with changeable aluminum panels (retainer design)... painted dark brown metallic... opaque beige vinyl applied lettering  
**3.55 sq. ft. area**

aluminum fabricated base/filler... painted dark brown metallic

Simulated Halo Edge Illumination at Night



Northwestern Mutual Financial Services  
 Carmichael Machine Product Supply  
 McCann, Toomey & Fink Law Offices  
 Infotech Payroll Processing  
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**80**  
**WELLESLEY**  
**OFFICE PARK**

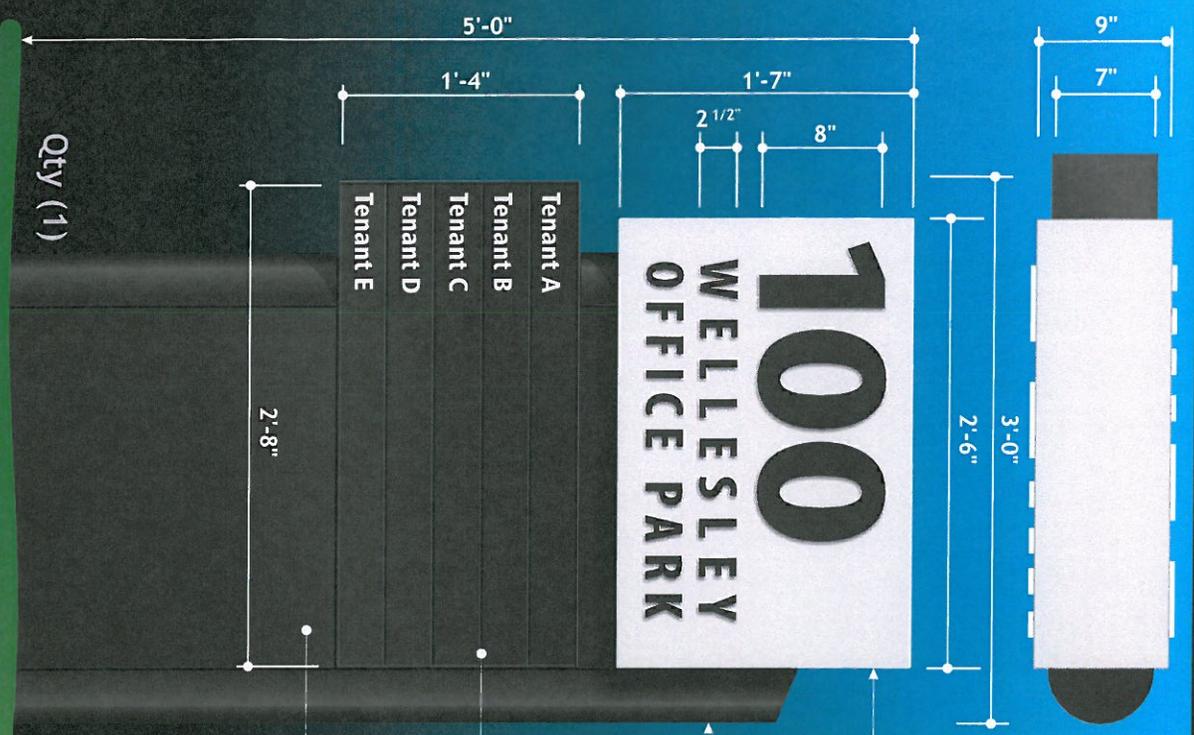
Sales rep: M. Murray  
 Job Name: Wellesley Office Park  
 Job Location: Wellesley, MA

Sheet: 1 of 8  
 Date: 6/27/13  
 Job #: as noted  
 Scale: as noted  
 Drawn by: LH

**Wellesley**  
**Office Park**  
**80 Williams St.**  
**Wellesley, MA**  
 Rev 8/2/13

APPROVED  
 APPROVED AS NOTED

CLIENT SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

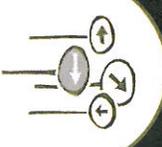
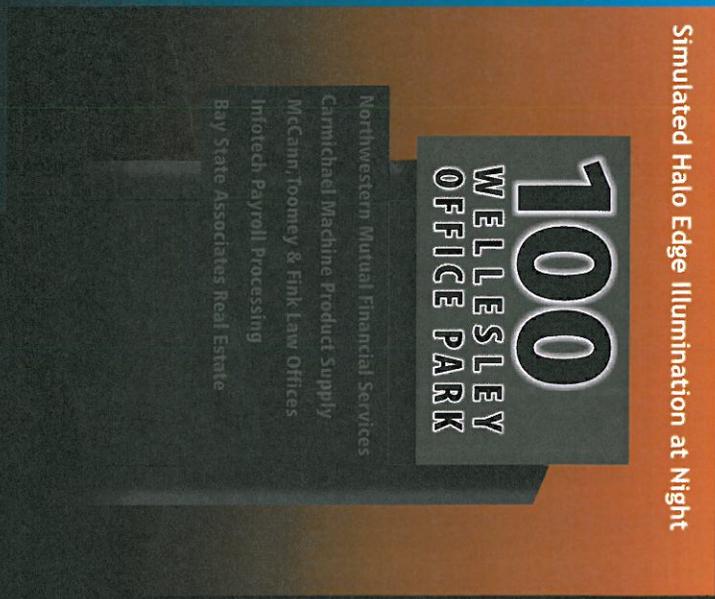


Qty (1)

DF Monument Sign.. 1 1/2"=1'-0"  
 7.50 sq. ft. area each side

- aluminum fabricated sign cabinet... painted beige... 1/2" white acrylic push-thru numbers/letters with opaque dark brown vinyl overlay facings... white LED halo edge illumination
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- 3.55 sq. ft. area
- aluminum fabricated base/filler... painted dark brown metallic

Simulated Halo Edge Illumination at Night



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**100**  
 WELLESLEY  
 OFFICE PARK

Sales rep: Mr. Murray  
 Job Name: Wellesley Office Park  
 Job Location: Wellesley, MA

Sheet: 1 of 8  
 Date: 8/27/13  
 Job #: as noted  
 Scale:  
 Drawn by: LH

**Wellesley**  
 Office Park  
 100 Williams St.  
 Wellesley, MA  
 Rev 8/2/13

APPROVED  
 APPROVED/NOTED  
 CLIENT SIGNATURE  
 DATE