



## ZONING BOARD OF APPEALS

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ZBA 2016-38  
 Petition of Nea Zichni LLC  
 870 Worcester Street

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 2, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Nea Zichni LLC requesting a Special Permit pursuant to the provisions of Section XI and Section XXIIA of the Zoning Bylaw for installation of 12 pump decals, internal illumination of a wall sign, and internal illumination of a logo on the canopy. The total permanent signage area and the number of signs on the gas pumps will exceed the maximum allowed by right. The property is located at 870 Worcester Street, in a Business District.

On May 16, 2016, 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 Perry Koutsouris, who said that he purchased the property on Route 9 at the corner of Weston Road a few years ago. He said that he would like to change the name of the property because the previous owner now operates West Side Towing.

Mr. Koutsouris said that the application was approved by the Design Review Board (DRB).

The Board said that most of the signage will be in the same location as the existing signage. Mr. Koutsouris said that the Service Department is operated by a separate entity. He said that the proposed signage includes a sign over the service bay for Quinlan's Automotive, Inc.

Mr. Koutsouris said that the old logos on the canopy will be replaced with new circle signs in the same location.

A Board member confirmed that the standing sign will be double sided for both the logo and the Quinlan's Automotive signs. He confirmed that the main sign will be internally illuminated, similar to the existing sign, with the bulk of the white opaque and only the logo lit. Mr. Koutsouris said that the Quinlan's sign will be similar.

The Board asked about the hours of operation for Quinlan's Automotive. Mr. Koutsouris said that the technician is usually there from 8:30 am 5 pm and sometimes a little bit later. He said that the technician is there on some Saturdays until noon. The Board questioned whether the Quinlan's Automotive sign should be lighted after hours of operation. The Board said that Quinlan's Automotive will not be operating the same hours as pumping gas. Mr. Koutsouris said that vehicles may be picked up or dropped

off after hours. He said that the sign identifies Quinlan Automotive's existence. He said that the two businesses coexist and they are there to assist one another.

The Board confirmed that as long as the station is open, the market inside the station is open.

The Board applauded the change from three signs to one wall sign over the service bays. The Board said that the proposed signage will be an improvement.

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 pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for installation of 12 pump decals, internal illumination of a wall sign, and internal illumination of a logo on the canopy. The total permanent signage area and the number of signs on the gas pumps will exceed the maximum allowed by right. The property is located at 870 Worcester Street, in a Business District.

Letter of Authorization, dated 3/29/16, signed by Perry Koutsouris, Sign Information, Gas Station Rebrand Part 2, Sheet 01, Sheet 02, Sheet 03, Sheet 04 & Sheet 05, dated 12/31/15, Channel Letters, Sheet 01, Sheet 02, Sheet 03 & Sheet 04, dated 1/8/16, and Gas Station Rebrand, Sheet 01 & Sheet 02, dated 1/8/16, prepared by SignDesign were submitted.

On April 14, 2016, the Design Review Board reviewed the application and voted unanimously to recommend approval of the signs, as presented.

On May 31, 2016, 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 one (1) by-right wall sign for Quinlan's Automotive, changes/substitutions to an existing nonconforming standing sign, one (1) wall sign for Wellesley Station, a portion of which will be internally illuminated, one (1) internally illuminated logo sign on the canopy, and replacement and installation of twelve (12) decal signs on the gas pumps.

It is the opinion of this Authority that installation of one (1) by-right wall sign for Quinlan's Automotive, changes/substitutions to an existing nonconforming standing sign, one (1) wall sign for Wellesley Station, a portion of which will be internally illuminated, one (1) internally illuminated logo sign on the canopy, and replacement and installation of twelve (12) decal signs on the gas pumps, that will exceed the maximum total permanent signage area and the number of signs on the gas pumps allowed by right, will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be will 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

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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.

Therefore, a Special Permit is granted for installation of 12 pump decals, internal illumination of a wall sign, and internal illumination of a logo on the canopy, total permanent signage area and the number of signs on the gas pumps in excess of the maximum allowed by right, subject to the following conditions:

1. The white top and bottom panels on the double sided standing I.D. sign shall be opaque.
2. The Wellesley Station logo and the price numbers shall be the only internally illuminated colors on the standing sign.
3. No more than two colors shall be internally illuminated on any of the signs.
4. The approved sign package shall be subject to the same conditions as are currently in effect.

**Conditions Currently in Effect:**

1. The logo portion of the standing sign shall be internally illuminated the later of closing or at the end of hours of operation from 6 a.m. to 11 p.m.
2. The standing sign shall be enclosed in a painted white circle to provide additional safety for vehicles entering from the westerly curb cut.
3. Lighting shall be on timers.

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.

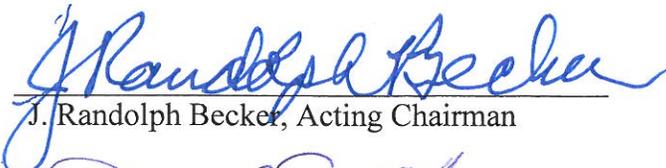
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870 Worcester Street

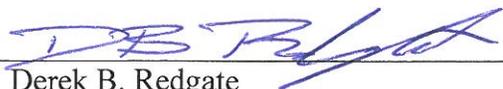
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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
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J. Randolph Becker, Acting Chairman

  
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David G. Sheffield

  
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Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
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