

TOWN OF WELLESLEY



MASSACHUSETTS

PLANNING BOARD

324 Washington Street
Wellesley Hills, Mass. 02181

Tel. 235-3134

July 8, 1977

MARY ELLEN FRASER, Chairman
ROBERT H. MURPHY, Secretary
WILLIAM E. HAYNSWORTH
BARBARA B. KATZ
BEVERLY F. OTTAWAY

RICHARD H. BROWN, Planning Director

Special Permit Granting Authority
Town Hall
Wellesley, Massachusetts 02181

Dear Sirs:

Re: 40 Central Street
Petition of Wellesley
Cooperative Bank

A similar or identical petition was filed for a hearing on February 17, 1977 and not heard. At that time the petition was made under Section XXIIA Part E. Special Permits of the Zoning By-Law.

In our letter to your Board dated February 10, 1977 it was pointed out that Section XXIIA. Part E. Special Permits has been eliminated from the Zoning By-Law by amendment made pursuant to Chapter 808 Acts of 1975.

The hearing notice does not specify which provision within the Sign By-Law the special permit is requested under.

The Planning Board again calls attention to the changes in the Sign By-Law.

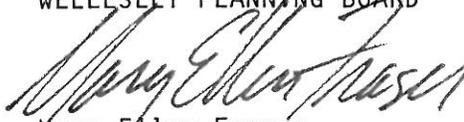
In our opinion signs in Business Areas must meet the requirements of Subpart 3 of the Sign By-Law otherwise a request for a true variance is required. The conditions for the granting of any variance are contained in Section XXIV. Part D. of the Zoning By-Law which includes the requirement of a finding of substantial hardship related to the soil conditions, shape or topography of the land or structures.

The Board is not aware of any information which would indicate the conditions for the granting of a variance have been satisfied.

We are therefore opposed to the granting of the petition.

Further, we would point that there are no projecting signs in this area of Wellesley Square. The granting of this petition, even as a variance, would establish an undesirable precedent. The four existing signs (excluding the lettering on the door) are more than adequate identification for one entrance.

Very truly yours,
WELLESLEY PLANNING BOARD

A handwritten signature in cursive script, appearing to read "Mary Ellen Fraser".

Mary Ellen Fraser
Chairman

MEF:rhb